

TAX SALE

12-2-2025

**DELINQUENT TAX SALE
CALHOUN COUNTY APPRAISAL DISTRICT
CALHOUN COUNTY, TEXAS**

**DECEMBER 2, 2025
10:00 AM
CALHOUN COUNTY COURTHOUSE LOBBY
211 S ANN ST., PORT LAVACA, TX 77979**

GENERAL INFORMATION REGARDING THE TAX SALE

You must **READ THE FOLLOWING IMPORTANT INFORMATION** regarding the property to be offered for sale.

1. Prior to the beginning of the tax sale, a person intending to bid is required to register with the person conducting the sale and present a valid Driver's License or identification card issued by a State agency or the United States government.
2. The property will be sold at public auction and will be sold for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property with cash or a cashier's check payable to CALHOUN COUNTY SHERIFF'S OFFICE. Any bidder who fails to make payment shall be held liable for twenty percent of the value of the property plus costs incurred as a result of the bidder's default pursuant to Rule 652 of the Texas Rules of Civil Procedure.
3. The amount of the opening bid is set out below each tract, and the bidding must start at that figure or higher and sums less than the given figure cannot be accepted. The minimum bid amount includes taxes which were delinquent at the date of judgment. This amount may not include the current tax year.
4. Purchasers at this tax foreclosure sale will receive an ordinary type of Sheriff's Deed which is WITHOUT WARRANTY, express or implied. Title to property is NOT guaranteed. A policy of title insurance may be difficult to obtain.
5. All property purchased at this sale is subject to a statutory right of redemption. This redemption period commences to run from the date the purchaser's deed is filed for record in the deed records. There is a two year right of redemption for homestead property and property appraised as agricultural land. There is a 180 day right of redemption for all other property. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Sec. 33.51 Tax Code).
6. Anyone having an ownership interest in the property at the time of the sale may redeem the property from the purchaser during the redemption period. The redemption price is set by the Texas Tax Code as follows: purchase amount, deed recording fee, taxes paid by purchaser after the tax sale, and costs expended on the property, plus a redemption premium of 25 percent of the aggregate total during the first year or 50 percent of the aggregate total during the second year. "Costs" are only the reasonable expenses incurred by the purchaser for the maintenance, preservation and safekeeping of the property. Do NOT make unnecessary repairs or renovations during the redemption period.
7. Property is sold by legal description. Bidders must satisfy themselves concerning the location and condition of the property on the ground, including the existence of improvements on the property, prior to this tax sale. Property is sold "AS IS" with all faults. All sales are final. There are no refunds. Deeds, maps and plats of the properties are in the County Clerk's office or the Appraisal District. Lawsuit files on which this sale is based are in the office of the District Clerk. Any property address reflected on the bid sheet is the address on the tax records and may not be accurate.
8. Property purchased at this tax sale may be subject to liens for demolition, mowing, or maintenance fees due to the City or Property Owners Association in which the property is located.

If you have any questions, please contact our office in Port Lavaca at (361) 552-4560 x106.

PROPERTIES TO BE SOLD ON DECEMBER 2, 2025:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	13-01-6210	Calhoun County Appraisal District v Erika Velasquez	Lot 1, Block 71, Original Townsite City of Port Lavaca, Calhoun County, Texas (Document 126334 of the Official Public Records, Calhoun County, Texas) Account #000000017868/S0001-00710-0001-00095400 Judgment Through Tax Year: 2019	\$4,111.07
2	13-01-6210	Calhoun County Appraisal District v Erika Velasquez	1.05 ACRES, MORE OR LESS, OUT OF THE VALENTINE GARCIA SURVEY, ABSTRACT 17, A PORTION OF TRACT 34, CALHOUN COUNTY, TEXAS (Instrument #2023-00247, of the Official Public Records, Calhoun County, Texas), 1315 Hollamon Rd, Port Lavaca, Texas 77979 Account #000000029425 Judgment Through Tax Year: 2023	\$1,193.05
3	13-01-6210	Calhoun County Appraisal District v Erika Velasquez	A MANUFACTURED HOME ONLY, 1995, 16' X 73', HBOS - OAKWOOD, LABEL #NTA0608709, LOCATED ON 1.05 ACRES, MORE OR LESS, OUT OF THE VALENTINE GARCIA SURVEY, ABSTRACT 17, A PORTION OF TRACT 34, CALHOUN COUNTY, TEXAS, 1315 Hollamon Rd, Port Lavaca, Texas 77979-5634 Account #000000055129 Judgment Through Tax Year: 2023	\$1,398.44
4	2022-CV-7168-DC	Calhoun County Appraisal District v Adrian A. Balt et al	Lot 1 & 2, Block 1, Coastal Acres Subdivision, Calhoun County, Texas (Instrument #2018-02611 of the Official Public Records, Calhoun County, Texas), 4295 FM 2143, Port Lavaca, Texas 77979-6102 Account #000000023943 Judgment Through Tax Year: 2022	\$2,018.03
5	2022-CV-7172-DC	Calhoun County Appraisal District v George Allen Cady AKA George Cady et al	A Manufactured Home Only, 2008, 16' X 72', Clayton-Factory Select, Label #HWC0391114, Serial #CLW027215TX, Located on Lot 6, Block H, Seadrift Townsite, City of Seadrift, Calhoun County, Texas, 301 Sgt Rodney Taylor Ave, Seadrift, Texas 77983-3325 Account #000000078204 Judgment Through Tax Year: 2023	\$11,933.26
6	2024-CV-7234-DC	Calhoun County Appraisal District v John Vinson Ray AKA John V Ray AKA John Ray et al	A Manufactured Home Only, 1995, 14' X 76', Fleetwood-Festival Limited, Label #TEX0541667, Serial #TXFLS12A73373FD11, Located on Lot 9, and the East half of Lot 8, Block 134, Seadrift Townsite, City of Seadrift, Calhoun County, Texas, 1211 W Toledo St, Seadrift, Texas 77983-3745 Account #000000058960 Judgment Through Tax Year: 2023	\$6,496.82
7	2025-CV-7258-DC	Calhoun County Appraisal District v The Van Nguyen	Personal Property Consisting of a Coml Boat, 2019, Aluminum, 24 foot, Serial #LAZ13769B919, TX #38355FK, known as "Capt Drew Crew" City of Seadrift, Calhoun County, Texas, Seadrift, Texas 77983 Account #000000093235 Judgment Through Tax Year: 2024	\$4,307.23
8	2025-CV-7258-DC	Calhoun County Appraisal District v The Van Nguyen	Personal Property Consisting of a Coml Boat, 2018, Aluminum, 24 foot, Serial #TMB26C02K818, TX #8168EM, known as "Capt El" City of Seadrift, Calhoun County, Texas, Seadrift, Texas 77983 Account #000000093237 Judgment Through Tax Year: 2024	\$3,829.03



POSTER
NO. 100
1000

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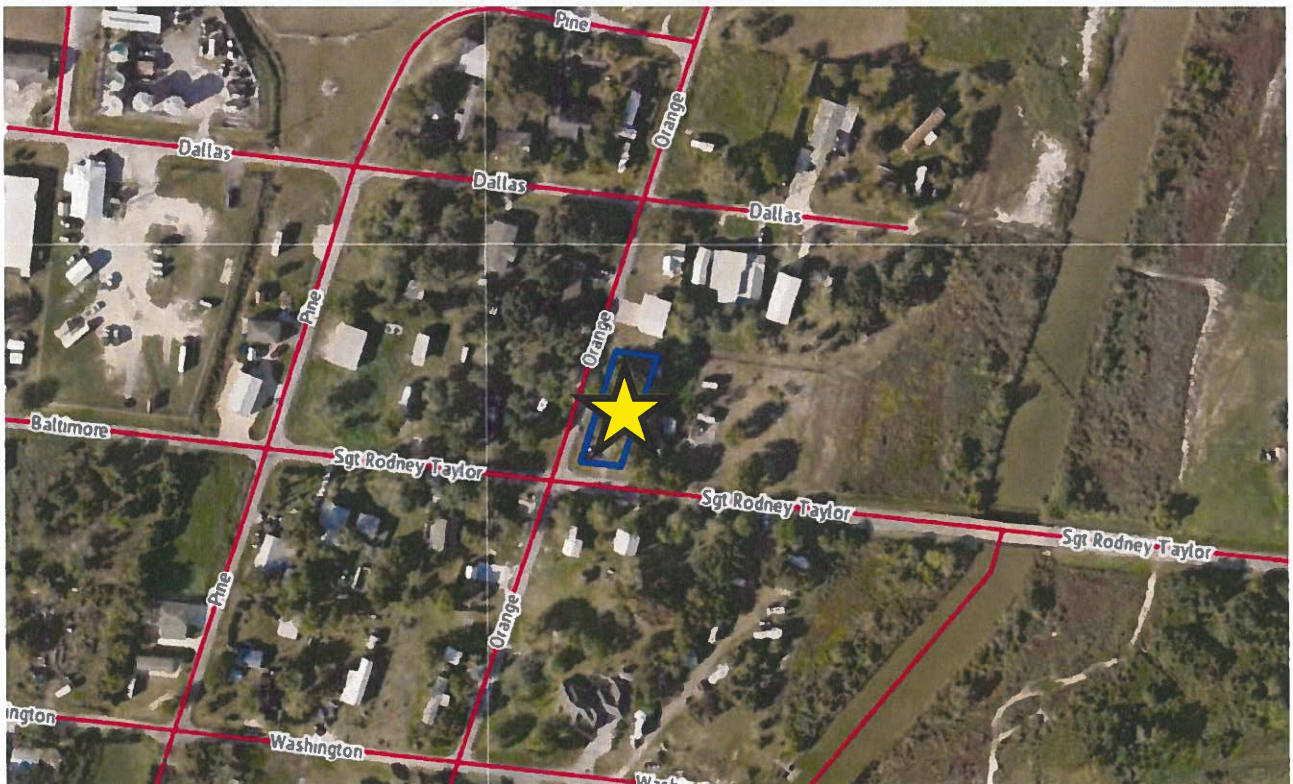
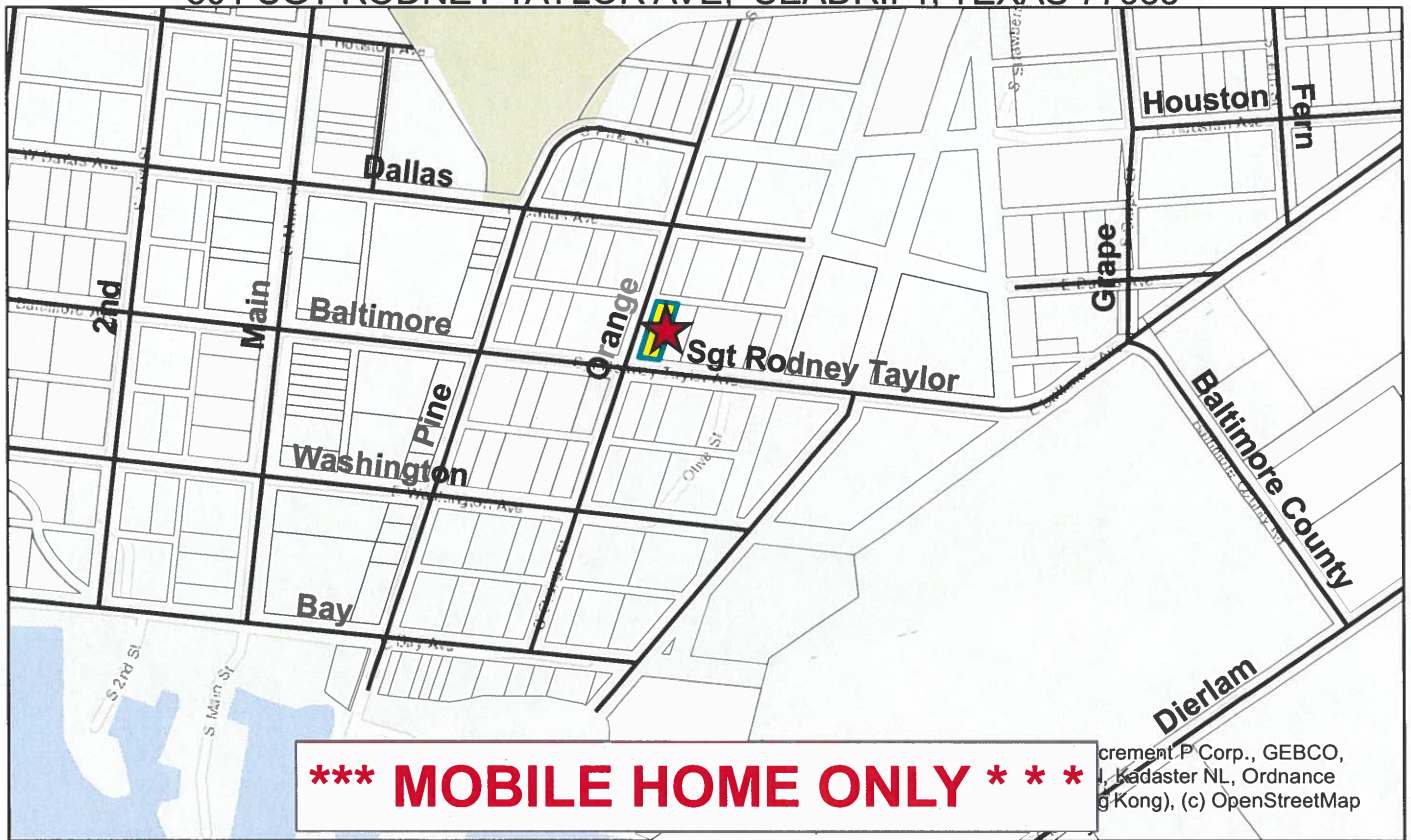
**** MOBILE HOME ONLY ****

11/18/24, 10:43:12 AM

78204

78204

*****MOBILE HOME ONLY*** (2008) 16X72 CLAYTON - FACTORY SELECT;
SERIAL# CLW027215TX, LABEL# HWC0391114;
LOC: S0595 SEADRIFT TOWNSITE, BLOCK H, LOT 6
301 SGT RODNEY TAYLOR AVE, SEADRIFT, TEXAS 77983**



DISCLAIMER

Geospatial or any map data maintained by the Calhoun County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on the ground survey and only represents the approximate relative location of property boundaries.

CAI HOUN COUNTY APPRAISAL DISTRICT

PROPERTY	58960	MH	10/19/2001
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OWNER ID
123926

RAY JOHN & TINA
(RICHARD LUNA ESTATE)

PROPERTY APPRAISAL INFORMATION 2025

Values

Entities

PROPERTY 59960	MH	10/19/2001
Legal Description *****MOBILE HOME ONLY**** (1995) 14X76 FLEETWOOD - FESTIVAL LIMITED MH, LABEL# TEX0541667; LOC: SEADRIFT, BLK 134, LOT 9 & E 1/2 OF 8		

OWNERSHIP
100.00%

SEADRIFT, TX 77983

Ref ID: M58960

Map ID S0595-01340-0009-00

ACRES:

EFF. ACRES:

APPR VAL METHOD: Cost

SITIS 1211 W TOLEDO AVE SEADRIET TX 77983

GENERAL

UTILITIES	LAST APPR.	PATTI

TOPOGRAPHY	LAST APPR. YR	2025
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ROAD ACCESS	LAST INSP. DATE	01/09/2025
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ROAD ADDRESS
ZONING
NEXT Insp. DATE

ZONING BUILDER

**BUILD
NEXT REASON**

LINK--33327; OLD NTV MH SITS NEXT TO HOME;
GRAY 14X76 FLEETWOOD MH; ST MOVED TO
LAND LINK FOR Y2020, DUE TO MH ELECTION
AS PP

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
03/18/2004	MOV	1092	I	2,500

SALE DT	PRICE	GRANTOR	DEED INFO
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SALE DT	PRICE	GRANTOR	DEED INFO
11/23/2022		RAY JOHN & TINA	BS / 2022-05065 /

IMPROVEMENT INFORMATION

SIIRD·	NBHD·NMH	100.00%

#	TYPE	DESCRIPTION	MTHD CLASS(S)BCI	AREA IN
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#	TYPE	DESCRIPTION	UNIT	CLASS/SUBCLASS	AREA
MA	MAIN		M	RZT06/	1.064.0

1. MOBILE HOME STCD: M1 1,064.0

14X76 FLEETWOOD MH FOR 2004

IMPROVEMENT FEATURES

Exterior Wall	1	MTL	0
Heating/Cooling	1	A	0
T-Plumbing	1	1	0
T-Roof Covering	1	F	0



***** MOBILE HOME ONLY *****

SUBD:

Sample	Yield (%)
NBHD-NMH	100.00%

LAND INFORMATION

IRR Acres: 0

Capacity: 0

Oil Wells: 0

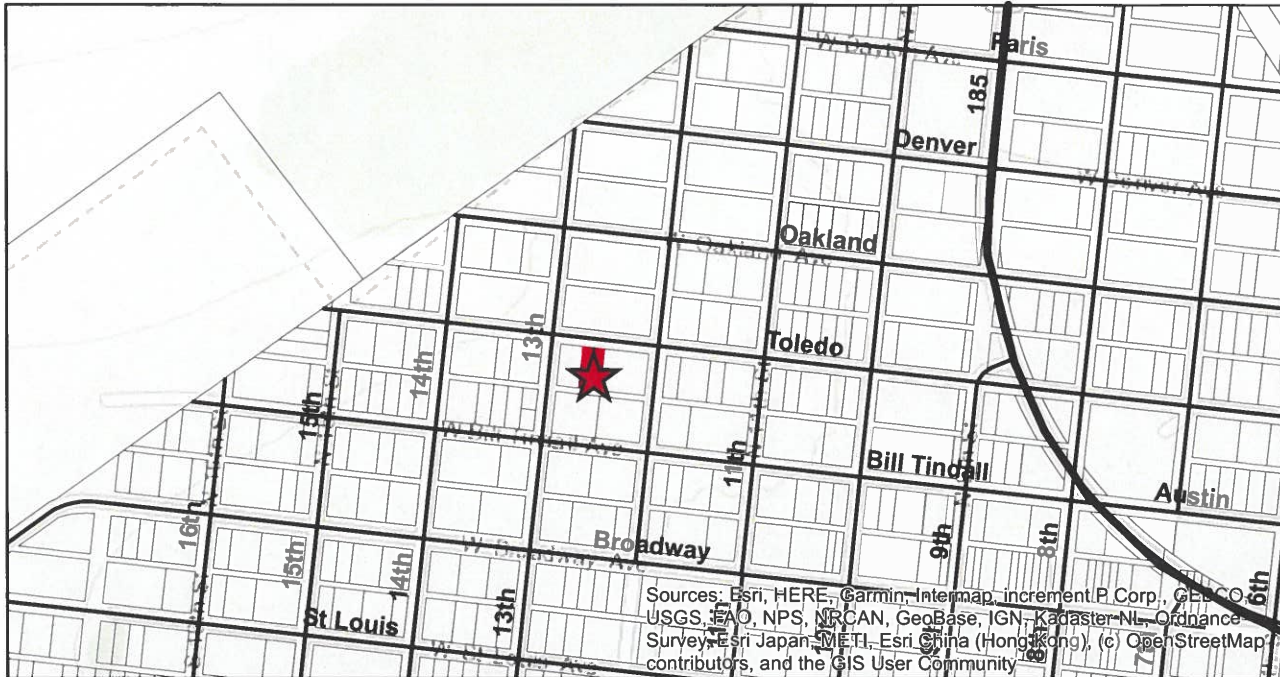
*** MOBILE HOME ONLY ***

1/9/25, 9:45:23 AM

58960

58960

MOBILE HOME ONLY (1995) 14X76 FLEETWOOD -
FESTIVAL LIMITED MH, LABEL# TEX0541667
1211 W TOLEDO AVE, SEADRIFT, TEXAS



*** MOBILE HOME ONLY ***



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