

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

**December 5, 2017 at 10:00 am  
Calhoun County Courthouse**

**GENERAL INFORMATION REGARDING THE TAX RESALE**

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

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 APPRAISAL DISTRICT. 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 does not include the current tax year. Purchasers will be required to pay all taxes which accrued subsequent to the date of judgment.
4. Purchasers at this tax foreclosure sale will receive an ordinary type of Resale 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 County Clerk's office. Purchasers have the right of possession during the redemption period. 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.
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 defined as the amount reasonably spent by the purchaser for the maintenance, preservation and safekeeping of the property as provided by Section 34.21 (g) of the TEXAS TAX CODE.
7. Property is sold by legal description. It will be necessary for the bidders to satisfy themselves concerning the location and condition of the property on the ground prior to sale. Property is sold "AS IS" with all faults. Deeds, maps and plats of the properties may be on file in the office of the County Clerk or the Appraisal District and all papers in the lawsuit(s) on which this sale is based are on file in the office of the District Clerk. The approximate property address reflected herein is the address on the tax records and may not be completely 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 x206

1.	2014-03-6538	Calhoun County Appraisal District v Roberta E. Carberry	1.25 Acres, more or less, out of Abstract 189 of the Howard Etheridge, being Tract 344, Calhoun County, Texas (Volume 128, Page 517 of the Deed Records, Calhoun County, Texas), Account #000000020102501 Judgment Through Tax Year: 2016	\$2,321.00
2.	2014-03-6538	Calhoun County Appraisal District v Roberta E. Carberry	1.25 Acres, more or less, out of Abstract 189 of the Howard Etheridge, being Tract 344, Calhoun County, Texas (Volume 128, Page 517 of the Deed Records, Calhoun County, Texas) Account #000000035861 Judgment Through Tax Year: 2016	\$1,554.00

PROPERTY **20102501** R  
**Legal Description**  
 A0189 HOWARD ETHERIDGE, TRACT 344, ACRES 1.25

**OWNER ID** 57181 CARBERRY ROBERTA E  
 % P & B MILLER REV LIV TRUST  
 PO BOX 271823  
 LITTLETON, CO 80127  
**OWNERSHIP**  
 50.00%

CAD 100%  
 FML 100%  
 G05 100%  
 GWD 100%  
 S01 100%

IMPROVEMENTS		0
LAND MARKET	+	5,850
MARKET VALUE	=	5,850
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	5,850
HS CAP LOSS	-	0
ASSESSED VALUE	=	5,850

**A0189-00000-0344-C0**

Ref ID2: R35861  
 Map ID A0189-00010-0018-00

**ACRES: 1.2500**  
**EFF. ACRES:**

**APPR VAL METHOD:** Cost

**SITUS**

**GENERAL**

UTILITIES LAST APPR. MICHAEL  
 TOPOGRAPHY LAST APPR. YR 2013  
 ROAD ACCESS LAST INSP. DATE 01/26/2016  
 ZONING NEXT INSP. DATE  
 NEXT REASON

REMARKS BRUSHY

**EXEMPTIONS**

**SKETCH COMMANDS**

**BUILDING PERMITS**

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO

SUBD: A0189 NBHD:81120 100.00%

**IMPROVEMENT INFORMATION**

# TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

5 0 % I N T E R E S T

**IMPROVEMENT FEATURES**

SUBD: A0189 NBHD:81120 100.00%

**LAND INFORMATION**

IRR Wells: 0 Capacity: 0

IRR Acres: 0

Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	NATIVE PASTURE	L11A		E4	N	A	1.2500 AC	9,362.50	11,700	1.00	1.00	A	11,700	NO			0.00	0
													<b>11,700</b>				<b>0</b>	

Comment: 2P1 CLASS F;A

**20102501**  
**A0189 HOWARD ETHERIDGE,**  
**TRACT 344, 1.25 ACS**  
**SEADRIFT FARM LOTS**



**\*\* 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.



PROPERTY 35861 R  
 Legal Description  
 A0189 HOWARD ETHERIDGE, TRACT 344, ACRES 1.25

OWNER ID 35861  
 CARBERRY ROBERTA E  
 PO BOX 271823  
 LITTLETON, CO 80127-0031

CAD 100%  
 FML 100%  
 G05 100%  
 GWD 100%  
 S01 100%

IMPROVEMENTS		0
LAND MARKET	+	5,850
MARKET VALUE	=	5,850
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	5,850
HS CAP LOSS	-	0
ASSESSED VALUE	=	5,850

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ACRES: 1.2500  
 EFF. ACRES:

APPR VAL METHOD: Cost

SITUS

GENERAL

UTILITIES LAST APPR. MICHAEL  
 TOPOGRAPHY LAST APPR. YR 2013  
 ROAD ACCESS LAST INSP. DATE 01/26/2016  
 ZONING NEXT INSP. DATE  
 NEXT REASON

REMARKS BRUSHY

EXEMPTIONS

SKETCH COMMANDS

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
05/24/1957	*****		D / D128 / 517

SUBD: A0189 NBHD:81120 100.00%

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
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5 0 % I N T E R E S T

IMPROVEMENT FEATURES

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