

The following is important information regarding the property to be offered for sale. You must carefully read this information and evaluate these facts in light of your anticipated use of the property.

- (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. A successful bidder must pay for property purchased with cash or a cashier's check. No personal checks accepted. 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 bids 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) In certain counties, a person purchasing property at the tax sale may be required to present to the officer conducting the tax sale a written statement from the County Tax Assessor-Collector that the purchaser does not owe any delinquent taxes to the County or any school district or city in the County. A purchaser will not receive a deed to the property purchased at the tax sale until the written statement is presented to the officer. (Section 34.015 Texas Tax Code.) Contact the county tax office to determine if this requirement is applicable.
- (5) 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.
- (6) 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.
- (7) Anyone having an ownership interest in the property at the time of this 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.
- (8) Property is sold by legal description. Bidders must satisfy themselves concerning the location and condition of the property on the ground prior to the sale. Property is sold "AS IS" with all faults. Deeds, maps and plats of these 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. All property is sold based on its legal description. The approximate property address reflected herein is the address on the tax records and may or may not be completely accurate.
- (9) 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.

****Subject properties may be withdrawn from the sale at any time prior to the sale or at the sale without notification to prospective purchasers***

If you have questions or need additional information, please contact the tax office.