

ATTENTION

IMPORTANT NEW INFORMATION REGARDING THE ELIGIBILITY OF PERSONS TO PURCHASE PROPERTY AT TEXAS TAX SALES, AS PROVIDED BY HOUSE BILL 335, PASSED BY THE 78TH REGULAR SESSION OF THE TEXAS LEGISLATURE:

Beginning with Texas tax sales conducted on or after **October 1, 2003**, purchasers at tax sales must present to the sheriff conducting the sale a written statement issued to the purchaser by the county tax assessor-collector stating that the purchaser owes no delinquent property taxes to the county and that there are no known or reported delinquent taxes owed by the purchaser to any school district or city with territory in the county. House Bill 335 further prohibits the sheriff or constable from delivering a tax deed to any purchaser who fails to present to the office the required written statement issued by the county tax assessor-collector.

IN ORDER TO SECURE THE REQUIRED WRITTEN STATEMENT FROM THE COUNTY TAX ASSESSOR-COLLECTOR REGARDING YOUR DELINQUENT TAX LIABILITY, CONTACT THE BEXAR COUNTY TAX OFFICE IN PERSON AFTER SEPTEMBER 1, 2003 FOR THE CORRECT FORM. YOU MUST COMPLETE THE FORM, HAVE IT NOTARIZED, AND PRESENT IT TO THE COUNTY TAX ASSESSOR-COLLECTOR ALONG WITH A PAYMENT OF THE STATUTORY FEE OF \$10.00.

You are urged to submit the request form to the county tax assessor-collector well in advance of the tax sale at which you intend to bid. The statement issued by the tax assessor-collector will expire ninety (90) days after it is issued.

A PERSON WHO KNOWINGLY VIOLATES THIS LAW COMMITS A CRIMINAL OFFENSE.

**FREQUENTLY ASKED QUESTIONS REGARDING
BEXAR COUNTY TAX FORECLOSURE SALES**

TIME AND PLACE OF THE SALE	Bexar County Tax foreclosure sales are held on the South steps of the Bexar County courthouse, San Antonio, Texas. Per state law, the sales are held on the first Tuesday of the month between the hours of 10:00 a.m. and 4:00 p.m.
REGISTRATION	<p>In order to bid at the sale, you must register with the Sheriff's office, located at 827 N Frio, between the hours of 8:30 a.m. to 11:30 a.m. and 1:00 p.m. to 4:30 p.m., Monday-Friday the week before the sale, and the Monday before the sale, excluding legal Holidays. No one will be allowed to bid unless properly registered. YOU MAY NO LONGER REGISTER THE DAY OF THE SALE. REGISTRATION FOR ONE SALE DOES NOT CARRY OVER TO ANY SUBSEQUENT SALE.</p> <p>In order to register, you must present to the sheriff a completed "Statement Regarding Delinquent Taxes" from the Bexar County tax assessor-collector. To request a statement; see cover letter attached procedure for request for written statement.</p>
BIDDING	If you are the successful bidder on one of the properties, you must pay the officer conducting the sale the amount of your bid in the form of a CASHIER'S CHECK or MONEY ORDER immediately after the sale. The officer will allow you a minimum of time, usually an hour, to obtain the exact amount of money needed. Failure to immediately tender payment for all successful bids may subject a bidder to criminal indictment pursuant to the Texas Penal Code.
WHAT THE SUCCESSFUL BID COVERS	<p>The amount paid by the purchaser for a property at a tax sale will be disbursed to pay all costs of advertising the tax sale, the original court costs, and the fees associated with the sale. The remaining proceeds will be applied to the taxes due each tax unit participating in the tax sale <i>pro rata</i>. The sale will not affect liens held on other accounts or by tax units which are not party to the judgment. Next, the proceeds will be applied to any other amounts awarded to the tax units in the judgment, such as code compliance charges.</p> <p>Note that regardless of the amount paid for the property, in some instances, additional taxes may have become delinquent since the date of the judgment. These postjudgment taxes constitute a lien against the property, which may be collected through a secondary foreclosure suit if they remain unpaid.</p>
CODE COMPLIANCE CHARGES	In addition to tax liens, any property sold at sale may have additional liens on them for municipal code compliance charges. If not included in the judgment of foreclosure, these liens are not extinguished by the sale, and must be paid by the purchaser. The City's Code Compliance Department may be able to assist you in determining the status of any liens.

MINIMUM BIDS	The minimum bid will be the lesser of the value of the property as stated in the judgment of foreclosure or the total amounts of the judgments against the property, plus costs and fees. Please review the judgment of foreclosure to determine the adjudged value of each property.
DEEDS	After the sale, a deed will be prepared conveying each property to the successful bidder. Deeds usually will be produced within eight weeks of the sale. The name of the grantee on the deed shall be that of the person who successfully bid on the property and who exhibited to the officer conducting the sale an unexpired Statement Regarding Delinquent Taxes. The officer may record the deed with the Bexar County Clerk, and a copy of the deed will be mailed to the property owner.
OWNERSHIP AFTER PURCHASE	When the deed is recorded, the successful buyer becomes the owner of the property, subject only to any unexpired period of redemption. The redemption period for properties identified as agricultural use properties or homesteads is two years. The redemption period for all other properties is six months. The redemption period runs from the date the deed to the purchaser is recorded.
REMOVAL OF PROPERTIES FROM LIST	Properties can be removed from the sale list at any time.
WARNING	<u>THE SALE OF PROPERTIES FOR TAXES IS WITHOUT WARRANTY OF ANY SORT. GOOD TITLE IS NOT GUARANTEED. YOU SHOULD EXERCISE EXTREME CARE TO INSPECT THE PROPERTIES AND CONDUCT TITLE SEARCHES BEFORE BIDDING ON ANY PROPERTY. DO NOT RELY ON ANY LISTING OF PROPERTIES AS YOUR SOLE SOURCE OF INFORMATION. LISTINGS ARE PROVIDED FOR CONVENIENCE ONLY. ANY PROPERTY CAN BE REMOVED FROM SALE AT ANY TIME.</u>

Notice to Potential Bidders at Tax Foreclosure Sales:

**THE SALE OF THESE PROPERTIES IS
WITHOUT WARRANTY OF ANY KIND.**

GOOD TITLE IS NOT GUARANTEED.

- You should exercise extreme caution and due diligence before bidding on any property by inspecting the properties and conducting thorough title examinations.
- Do not rely on street address information provided by the Bexar Appraisal District or the tax office. Do not rely on the notes/comments provided in this listing. This information may be inaccurate. The tax suit and sale are based on the tax account information of the Bexar Appraisal District and its accompanying legal description.
- Do not rely on this listing as your sole source of information. Neither the County of Bexar nor the law firm of Linebarger Goggan Blair & Sampson, LLP guarantee the accuracy of any information contained herein. Listings are provided for convenience only.

**PROCEDURE FOR REQUEST FOR WRITTEN STATEMENT
REGARDING DELINQUENT TAXES
UNDER TEX. TAX CODE ANN. § 34.015
Effective June 1, 2006**

To qualify for the bidding for the auctions held on the first Tuesday of the month, a bidder must present to the Sheriff's Office a written statement issued by the Bexar County Tax Assessor-Collector's Office stating the bidder owes no delinquent property taxes to the county, or any school district or city within the county.

A copy of the form for requesting the statement is included in this packet. You may photocopy this form. Additional copies are also available at the Bexar County Tax Assessor-Collector's Office, 233 North Pecos, Suite, 220.

There is a statutory fee of \$10.00 for processing the request form. The form must be notarized. If you wish to have the form notarized at the Bexar County Tax Assessor-Collector's Office there is an additional notary fee of \$6.00 and the form must be signed in the presence of the notary. The statement will be valid for 90 days from the date issued.

The request form must be submitted for a Bidders Certificate no later than the Thursday before the sale at 12:00 noon (NO EXCEPTIONS).

The certificate must be presented to the Sheriffs Office located at 827 N. Frio before the date of the sale.

**REQUEST FOR WRITTEN STATEMENT UNDER TEX. TAX CODE § 34.015
REGARDING DELINQUENT TAXES**

A. Printed name of requesting person/company: _____

B. Mailing address: _____

C. List all property now owned by you in _____ COUNTY or in ANY CITY OR SCHOOL DISTRICT THAT IS LOCATED AT LEAST IN PART IN _____ COUNTY as follows:

<u>Tax Acct. No.</u>	<u>Legal Description</u>	<u>Property Address</u>	<u>Date Acquired</u>
1)			
2)			
3)			
4)			

[Attach additional sheet if needed]

D. List all property formerly owned by you in _____ COUNTY or in ANY CITY OR SCHOOL DISTRICT THAT IS LOCATED AT LEAST IN PART IN _____ COUNTY as follows:

<u>Tax Acct. No.</u>	<u>Legal Description</u>	<u>Property Address</u>	<u>Date Acquired</u>	<u>Date Sold</u>
1)				
2)				
3)				
4)				

[Attach additional sheet if needed]

I HEREBY REQUEST THAT THE _____ COUNTY TAX ASSESSOR-COLLECTOR DELIVER TO ME AT THE ADDRESS SHOWN ABOVE A WRITTEN STATEMENT UNDER TEX. TAX CODE § 34.015 STATING WHETHER THERE ARE ANY DELINQUENT TAXES OWED BY ME TO _____ COUNTY OR TO ANY SCHOOL DISTRICT OR MUNICIPALITY HAVING TERRITORY IN _____ COUNTY. THE INFORMATION FURNISHED BY ME ON THE FORM ABOVE IS WITHIN MY PERSONAL KNOWLEDGE AND IS TRUE AND CORRECT.

Signature and title, if applicable, of Requesting Person

SWORN TO AND SUBSCRIBED BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS ____ DAY OF _____, 20 ____, TO CERTIFY WHICH WITNESS MY HAND AND SEAL OF OFFICE.

[Notary seal]

NOTARY PUBLIC, State of Texas
Printed Name: _____
Commission expires: _____

Directions to Bexar County Tax Office
233 N. Pecos La Trinidad
(210) 335-2251

1. Start out going North on Navarro St toward E. Pecan ST
2. Turn LEFT onto E Martin St.
3. Turn LEFT onto N PECOS LA TRINIDAD ST

Directions to Bexar Appraisal District
411 North Frio
(210) 224-8511
www.bcad.org

- 1 Start out going North on Navarro St toward E Pecan St
- 2 Turn LEFT onto E Martin St
- 3 Turn LEFT onto Frio –located at the corner of Martin and Frio

Directions to District Clerk
Bexar County Courthouse
100 Dolorosa
(210) 335-2564

- 1 Turn RIGHT onto E Travis St
- 2 Turn LEFT onto N Main Ave
- 3 N Main Ave becomes W Main Plz
- 4 Turn LEFT onto Dolorosa St.

Bexar County Sheriff's Office

1. Start out going NORTH on Navarro St toward E Pecan St
2. Turn LEFT on E Martin St
3. Turn RIGHT N Frio St
4. Make a U-TURN at Ruiz St onto N Frio St
5. End at 827 N Frio St