

Bexar County Tax Sale Lien Foreclosures

Judicial Services Civil Division

200 N. Comal, San Antonio, Texas 78207

210-335-6050 Option #2 then Option #1



Bidder's Guide to Navigating the Bexar County Tax Sale Auction

What is the Tax Sale?

Real property may be seized and sold at Sheriff Sales for delinquent taxes, Sales under Writ of Executions and Order of Sales to satisfy a judgment. The Bexar County Sheriff's Office conducts a public auction of the properties that have gone through the legal procedure to be seized. In most cases, the auctions start with a minimum bid that includes judgment year taxes, court costs and publishing fees. Taxes may also be due for more recent years that are not included in the judgment. These taxes are also the responsibility of the bidder/purchases in conjunction with any other liens. It is the responsibility of the bidder to verify the location and perform their own research of the property prior to the sale.

Maps and plats may be on file in the Count Clerk's Office or the Bexar County Appraisal District. All papers concerning the lawsuits in this sale are on file in Bexar County District Clerk's Office. The address shown is the address on the tax records and may not be completely accurate.

THE PROPERTIES ARE SOLD BY LEGAL DESCRIPTION AND NOT BY PHYSICAL ADDRESS.

If you would like to simply watch the sale and how it is run and works, the sale is open to the public.

It is only if you would like to bid on a property you must register for the sale.

What do I do if I want to Bid?

Before you register for the Sale you must obtain a Bidders Certificate, or a receipt showing proof of purchase.

To do so you must mail a notarized request for a Written Statement Regarding Delinquent Taxes with the Office of the Bexar County Tax Assessor-Collector, C/O Assessing Section, P.O. Box 839950, San Antonio TX. 78283-3950. A statutory fee of \$10.00 for processing request is required; forms are available at www.bexar.org/tax, Forms.

Allow 10 business days to process the statement request. The statement is issued under the name of person/company and is valid for 90 days from the date it is issued. Property awarded to successful bidder is deeded in the name of the person/company as indicated on the statement.

Or

You are able to go in person to The Bexar County Tax Assessor Collector's Office located at 233 N. Pecos la Trinidad (2nd Floor), San Antonio, Texas, and fill out the request form to obtain a bidders certificate.

The following page is an Application for the Bidder's Certificate.

How do I register to Bid in the Sale?

After you have your Bidders Certificate or Receipt, then go to the Bexar County Sheriff's Office, Judicial Services Section, located at 200 N. Comal, San Antonio, Texas.

The registration dates and times for the auction are one (1) week prior to the sale and the Monday before the sale. Monday – Friday 8:30 A.M. to 4:30 P.M.
excluding holidays and weekends.

YOU WILL NOT BE ABLE TO REGISTER THE DAY OF THE AUCTION

You must register by name of person/company as indicated on written request.

YOU MAY NO LONGER REGISTER THE DAY OF SALE.

**AGAIN, REGISTRATION FOR ONE SALE DOES NOT CARRY OVER TO ANY
SUBSEQUENT SALE.**

YOU MUST REGISTER FOR EACH SALE.

No one will be allowed to bid unless properly registered.



Clear Form

Albert Uresti, MPA, PCAC

OFFICE OF THE BEXAR COUNTY TAX ASSESSOR-COLLECTOR

REQUEST FOR WRITTEN STATEMENT ABOUT DELINQUENT TAXES FOR TAX FORECLOSURE SALE

General Instructions: This form is for use by a purchaser of property at a tax foreclosure sale under Tax Code Section 34.01 to request a written statement regarding delinquent taxes from the Bexar County Tax Assessor-Collector pursuant to Tax Code Section 34.015. Mail completed form to the Bexar County Tax Office along with a \$10.00 processing fee. Allow up to 10 business days to process the request, certificates will be mailed or e-mailed as indicated below.

Payment should be made payable and mailed to: Albert Uresti, MPA, PCAC, Bexar County Tax Assessor-Collector, C/O Assessing Section, P.O. Box 839950, San Antonio TX. 78283-3950.

Pursuant to Tax Code 34.015(n), a person who knowingly violates Tax Code 34.015 commits a Class B misdemeanor offense.

Printed name of requesting person/company (list how ownership will read on deed, max 40 characters)	
Name/Company	
Contact	Phone
Delivery preference:	<input type="checkbox"/> Mailing Address:
	<input type="checkbox"/> Email Address:
List all property <u>now owned</u> by you under any name in Bexar County or in any city or school district that is located at least in part in Bexar County:	
Tax Acct. No. (12 digits)	Property Address

[Attach additional sheet if needed]

List all property <u>formerly owned</u> by you under any name in Bexar County or in any city or school district that is located at least in part in Bexar County:	
Tax Acct. No. (12 digits)	Property Address

[Attach additional sheet if needed]

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: _____

TAX OFFICE USE ONLY:	FIDO:	10DD: / /	TP 15DD: / /	Clerk:
	Cert QC By:	Date: / /	<input type="checkbox"/> Scanned & Attached	Clerk:
	<input type="checkbox"/> Mailed <input type="checkbox"/> Emailed	Date: / /	Time:	

10/2/03

How do I get a list of properties for the Tax Sale?

If you would like you can download a copy off of our website below.

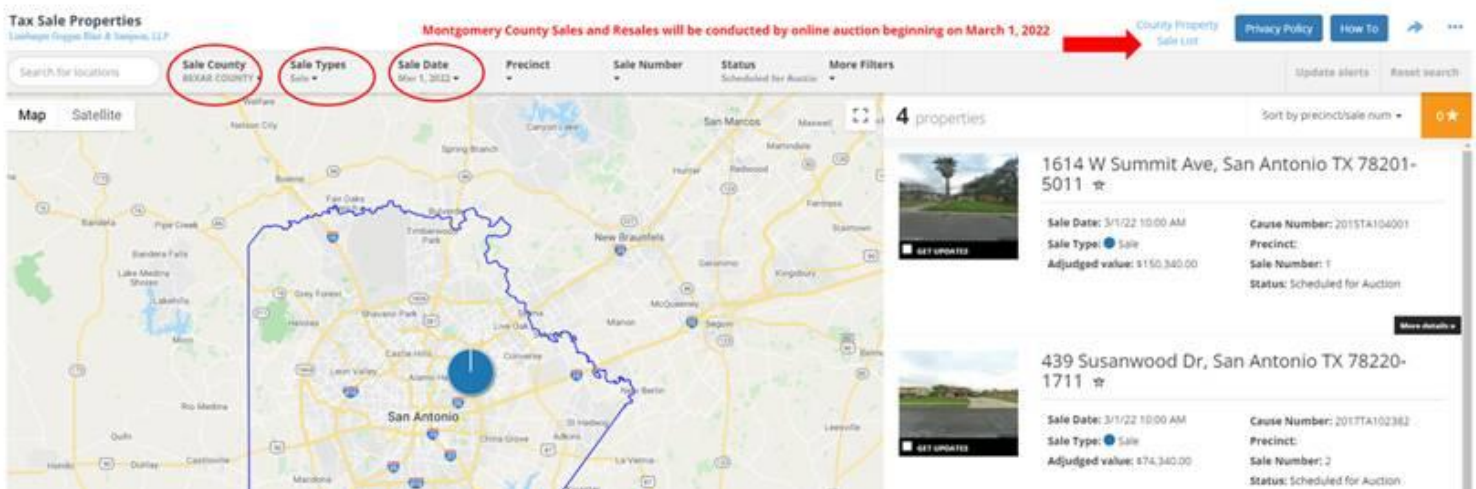
<http://taxsales.lgbs.com/>

***The minimum bids will not be posted until the 15th of each month along with the list for download.**

To download the Sheriff Sale List you must filter the following tabs:

- Sale Date
- County
- Sale Type (Sale)

Once the tabs has been filtered the County Property Sale List on the right top corner will appear to click and download.



The instructions above only concern the Bexar County Tax Foreclosure Sale and NOT the Mortgage Foreclosures.

The Mortgage Foreclosure Sale is held at the Courthouse the day of the sale next to the Sheriff's Section.

Registration is not needed for the Mortgage Sale.

To access a list of properties for this sale please visit www.auction.com

Please keep in mind, MORTGAGE FORECLOSURES ARE NOT HELD THROUGH THE SHERIFF'S OFFICE.

What does it mean to purchase a property “as is”?

In Bexar County, and in the State of Texas, the taxing units have no liability or responsibility for the condition of the properties or the title of the properties that are posted for public sale. The successful bidder purchases the property “as is”; meaning that each purchaser is responsible to do their own investigation of the properties being offered for sale, both as to the physical condition of the property, as well as any title issues, etc.

Are there any other payments owed on the property I am bidding on?

All sales are as is, to the highest bidder on a **“BUYER BEWARE BASIS”**. Any and all questions concerning the properties offered for each sale should be directed to your attorney. The Sheriff’s Office will **NOT** answer legal questions.

Note that regardless of the amount paid for the property, in some instances, additional taxes may have become delinquent since the date of judgement. These post-judgement taxes constitute a lien against the property, which may be collected through a secondary foreclosure suit if they remain unpaid.

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 judgement 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.

You must do your research to see if there are any other fees owed. It is not the Sheriff’s Office responsibility.

Purchasers are responsible for inspecting and researching interested property. Property is sold by legal description. Post judgment property taxes are not included in the sale price; this includes Bexar County owned property purchased at sale.

The property may be subject to other liens or encumbrances that are not cleared by the sale of the property. This may include other tax liens and judgments not included in the sale. There are no expressed or implied warranties. The purchaser has no recourse against the taxing jurisdiction(s).

Resources to complete research on properties:

The Hart Beat Newspaper –

This resource provides information on Execution Sales and Private Sales

www.salegalnews.com

Bexar Appraisal District –

This resources assists with Tax Information on a property

<http://www.bcad.org/>

Bexar County Tax Assessor-Collector –

This resources assists with Taxes owed on a property

<http://home.bexar.org/tax/>

Bexar County Clerk –

This resources provides further information on the property

<http://www.bexar.org/CountyClerk>

Deeds and Records –

This resource provides a full report of the liens and history of the property

<https://bexar.tx.publicsearch.us/>

Or in person at 101 W. Nueva, Suite #103 SATX 78205

Texas Property Tax Code –

This resource provides information on the Texas Tax Code for the sale of properties

<http://www.statutes.legis.state.tx.us/Docs/TX/htm/TX.34.htm>

The Public Works Department

They can be reached at 210-335-6700

How does Bidding work?

Properties sold at public auction are to the highest bidder, based on oral bids.

Where do I pay if I win the highest bid?

The exact amount of payment for property is due on date of the sale in the form of a CASHIER'S CHECK OR MONEY ORDER payable to the Bexar County Sheriff's Office.

How do I pay?

You have up to 2 hours after the sale to take the Money Order or Cashier's Check to the Bexar County Sheriff's Office Civil Office, where you registered.

IT MUST BE FOR THE FULL AMOUNT OF THE WINNING BID.

Failure to immediately tender payment for all successful bids may subject a bidder to civil penalties pursuant to the Texas Rules of Civil Procedure (Rule 652).

Failure or Refusal to pay will result in being Banned from the Tax Sale for ONE (01) YEAR.

If you bid and won for separate properties, each property will require their own separate payment.

What does my winning Bid cover?

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 pro rata. The sale will not affect liens held on other accounts or by tax units who are not party to the judgement. Next, the proceeds will be applied to any other amounts awarded to the tax units who are not party to judgement, such as code compliance charges.

After I purchase a property what happens?

A Sheriff's Deed is issued in the name of the person who successfully bid on the property and who successfully exhibited to the deputy conducting the sale an unexpired statement regarding delinquent taxes. Deeds usually will be produced within eight weeks of 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. 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 180 days. The redemption period runs from the date the deed to the purchaser is recorded.

If you have any questions or concerns, please feel free to reach out to the Civil Division at any time.

210-335-6050

Option #2

Then Option #1

Or

If you have any questions about the sale on the day of the Sale, please ask them before or after the sale, please do not attempt to speak to Sheriff's Office Employees in the middle of bidding.