

Struck Off Bidding Frequently Asked Questions

What is the bidding process?

When new properties are added to the website, bids are accepted on each property for 30 days, at which time the highest will be submitted to the taxing entities for consideration. Any bids received after the initial 30 days will be submitted on a first offered basis. Upon request, offers for properties with pending bids may be put on a waiting list subject to final approval.

How long does the process take?

As each taxing entity must present bids to their Board/Council for consideration, the process may take several months.

Is there a minimum bid?

There is no minimum bid. The taxing entities will entertain any reasonable offer, however we encourage bidders to consider the assessed value of the property when determining a bid amount. The taxing entities reserve the right to refuse any offer.

If my bid is accepted, how long do I have to remit payment?

Payment will be required within 45 days of acceptance of the successful bid.

What form of payment is accepted?

At the time of closing, all properties are to be paid with money order or cashier's check made payable to Abernathy, Roeder, Boyd & Hullett, P.C.

Is the property encumbered by any liens and if so, am I responsible for them?

Our firm's general practice is to conduct a title search prior to filing tax suits. If we discover an outstanding lien, the lienholder is usually included in the suit so that the tax judgment and sale extinguishes the lien interest. However, we do not guarantee that all interests have been accounted for and extinguished by the judgment, nor can we guarantee against any other possible defects in the tax sale or in the underlying judgment on which the sale is based. All properties are sold AS-IS, without warranty, express or implied, and are subject to any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code. **We urge you to independently verify the quality of the title you expect to receive by conducting your own title search prior to bidding.** The taxing entities will NOT provide a title policy.

Am I responsible for back taxes?

If your bid is the high bid received, your bid amount will be all you will pay for that property. You will only be responsible for taxes from the date of closing.

How can I see the inside of the building?

Properties are sold “as is” and the taxing entities are unable to provide access to the tax-foreclosed properties.

How do I gain possession of the property if my bid is successful?

Properties are sold “as is” which may include occupancy by the previous owner. Possession of the property is the responsibility of the successful bidder and may take place after closing. You may wish to consult an attorney about enforcing your right to entry.

Can I build on the property?

The taxing entities make no warranty concerning zoning or as to whether or not the property can be utilized for any purpose. It will be the responsibility of the bidder to examine all applicable building codes and ordinances to determine that the property in question can be used for the purposes desired.

Does the property have a house on it?

If you look up a particular property in the property tax records, you will see that values are given separately to “Land” and “Improvement”. If there is a value listed for an improvement, that indicates that a structure of some type exists, or did exist, according to the appraisal records. As the website may be dated information, it is strongly recommended that you verify information provided prior to bidding on any property offered.