

COUNTY OF JACK

RULES OF SALE OF REAL PROPERTY, INCLUDING MINERALS

The auctioned sale of property by the County of Jack under the Tax Code will be deeded to the highest bidder. The terms of sale are cash, cashier's check, money order or credit card (with 2.25% fee convenience fee) made payable to the Jack County Tax Collector. All sales are subject to final approval by action of the Commissioners Court of Jack County.

The County will deliver a deed without warranty or title insurance.

The descriptions of all surface and/or minerals in a Delinquent Property Tax Sale shall be more particularly described in the "Notice of Sale" published by the County, in the newspaper, and on the tax sale list.

Further, a person is not eligible to bid at a sale of property owned by the County or held in trust unless the county assessor-collector has issued a written, certified registration statement to the person before the sale begins showing the bidder owes no delinquent ad valorem taxes to Jack County or any taxing unit having territory in the County.

Application for registration statements should be made no less than 5 business days prior to the sale. Deadline dates are set by the Tax Assessor-Collectors office. No applications for bidder certification will be considered less than 5 days prior to the sale. The application form may be obtained in the office of the Tax Assessor-Collector or online: http://www.jackcounty.org/tac/, and then submitted to the Tax Assessor-Collector along with the $10.00 nonrefundable fee.

In the event of the purchaser's failure to pay in full at the close of auction, the property will be re-auctioned for sale on the same day before 4:00pm.

Bidders will pay a nonrefundable fee of $10 in the making of an application for a bidder's certificate regardless of being approved or rejected.

Trasi Ogle
Tax Assessor-Collector
Jack County, Texas

JACK COUNTY

TRASI OGLE
Assessor & Collector of Texas
JACK COUNTY



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Jack County Tax Assessor-Collector
Application for Bidder Registration Statement to Purchase Real Property, including Minerals at a Tax Sale

(A new application must be submitted for each tax sale.)

Date Submitted: _____

Bidder Application and Fee must be *received* by the Jack County Tax Office no less than 5 business days prior to the tax sale.

I will provide the following information to the Tax Assessor-Collector, as required by the Rules adopted pursuant to Texas Tax Code Sec. 34.011, in order to be eligible to bid at a Jack County tax sale. Qualified bidders will receive a certified copy of the Bidder Registration Statement.

Bidder's Name: _____

Bidder's Phone Number: _____

Address: _____

City: _____

State: _____

Zip Code: _____

Valid Proof of Identification:

Driver's License Number: _____

Driver's License Expiration Date: _____

Driver's License, State: _____

OR

Passport #, Nation: _____ Expiration Date: _____

OR

Other: _____

The name or names, listed below (Check one:) ___ formerly owned ___ currently own ___ do not own property in Jack County under the following name(s): List ANY properties or minerals that would be listed on the tax roll under your personal name or a business name. Give the NAMES the property or minerals would be listed under:

_____ _____

_____ _____

_____ _____

I, OR the person that I represent, do not owe any delinquent ad valorem taxes to Jack County or any taxing unit having territory in the County. **Initial here** _____

I AGREE TO THE TERMS OF SALE STATED BELOW FOR REGISTRATION AND CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT.

Bidder's Signature: _____
(not bidder's representative)

PLEASE PRINT CLEARLY-WE ARE NOT RESPONSIBLE IF WE CAN'T READ THE INFORMATION

Telephone #: _____

Email Address: _____

If I am the winning bidder on a property in this tax sale, the deed should be made out to:

_____

How would you like to receive your Bidder's Statement? _____ E-Mail _____ Pickup

☐ *I have included a $10.00 check, payable to Jack County Tax Office when submitting application by mail or I have called the Jack County Tax Office at 940-567-2352 and provided them with my credit card information for the $10.00 fee (plus $1.00 convenience fee) when submitting application by email.*

A person who knowingly violates this section commits an offense. An offense under this subsection is a Class B misdemeanor according to *Texas Tax Code Sec. 34.015(n)*.

TERMS OF TAX SALE

1. Only registered bidders (with names on file with the Tax Office & Attorney's office prior to the sale) will be permitted to bid. A bidder MUST register & pay the $10.00 fee for EACH tax sale, even they have been registered for a prior tax sale.

2. Winning bids are payable **after the tax sale** by U.S. currency, a cashier's check, money order, or credit card (which includes a 2.25% convenience fee). Payment must be made in good funds **within a 2-3 hour period of the tax sale**. If a payment is dishonored, a deed will not be issued and the bidder will not be permitted to bid in future tax sales.

3. All sales are final. No refund will be given. **No deed name will be changed after the bid has closed.**

4. If a bidder does not pay the amount of the bid at the close of the auction, the sale will be reopened at a later time on the same day. The exact time will be announced before the tax sale begins.

5. All property is offered for sale "as is," without warranty. It is the responsibility solely of the bidder to determine the suitability of the property for the intended purpose.

6. All property is offered for sale subject to any liens of record as well as any unrecorded mechanic's liens and it is the responsibility solely of the bidder to determine the status of any.

7. A purchaser acquires only the title of the judgment defendant, subject to any faults. The purchaser will be issued a Sheriff's Deed, which is a deed without warranty. The Tax Assessor- Collector and the taxing units do not guarantee the ability to the purchaser to obtain title insurance, a building permit, a certificate of occupancy, legal access, or any other entitlement.

8. Some property descriptions include a mobile home. Such mobile home may be uninhabitable or may no longer be located on the property at the conclusion of the sale.

9. Purchasers are responsible for any additional taxes on the property that are not included in the judgment. Any tax years not included in the Tax Sale are the winning bidder's responsibility and must be paid at the close of the auction, along with the winning bid amount, on separate checks. If such taxes are not paid prior to delinquency, penalties and interest will accrue and a subsequent suit for collection may be filed.