

Comal County Online Tax Rules

1. **Prior to the beginning of the tax sale**, a person intending to bid must register as a bidder on this online bidding platform. A person or business entity wishing to bid on a property listed for sale must be AN APPROVED REGISTERED BIDDER. To become an APPROVED REGISTERED BIDDER, the person must provide a digital copy of a government issued ID. Example: Driver's License or Passport. A business entity must provide documents electronically designating the authority to bid on behalf of the company (Articles of Incorporation, list of officers/partners or authorizing resolution). This information is used to verify the REGISTERED BIDDER'S legal name and/or authority to be used when filing any deed. This information can be uploaded during the REGISTRATION PROCESS. When filling out the bidder registration – the "Name of Grantee" field must be filled in properly. This information is what will be noted as the Grantee on the Deed.
2. The property will be sold at online auction and will be sold to the highest bidder, based on online bids. Each successful bidder must provide payment in full for the amount of the successful bid price by one of the following: IN PERSON at the Comal County Sheriff's Office, 3005 West San Antonio St., New Braunfels, TX 78130 with a Cashier's Check or Money Order made payable to "Comal County Sheriff's Office"; or with a Cashier's Check or Money Order made payable to "Comal County Sheriff's Office" and sent by OVERNIGHT DELIVERY to the Comal County Sheriff's Office, Attention: Lisa Brown, 3005 West San Antonio St., New Braunfels, TX 78130 to be received within twenty-four hours from the close of the tax sale.
3. If a bidder fails to make payment for any item for which a winning bid is placed, the bidder shall be held liable for twenty percent (20%) 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. The value of the property has been determined by the Judicial Order of Foreclosure and is set forth in the Order of Sale for each property listed for sale.
4. The sale shall begin between 10:00 am and 4:00 pm, but the sale shall close at 4:00 pm central time unless a bid is placed on a property within 2 minutes of 4:00 pm. A bid placed on a property within 2 minutes of 4:00 pm will extend the auction time on this property for an additional 2 minutes. If another bid is placed on this property during the 2 minute time extension, the time will extend again for an additional 2 minutes. This will continue until no bids are placed on this property during the 2 minute time extension. Properties may be removed from the online auction at any time by the officer conducting the sale.
5. The amount of the opening bid is set out below each tract. The bidding must start at that figure or higher, and sums less than the given figure cannot be accepted. The minimum bid amount includes taxes which were delinquent at the date of judgment. This may not include the current tax year. Purchasers will be required to pay all taxes which accrued after the date of judgment. Additional recording fees may be imposed payable to the County Clerk to record the deed.
6. A BIDDER may place a maximum bid (max bid) on any property. This maximum bid represents the highest amount the BIDDER is willing to pay at the moment for a particular property listed for sale. The online auction technology will place bids on the BIDDER'S behalf at the lowest bid necessary and will not go higher than the maximum bid placed by the BIDDER unless the BIDDER increases their max bid for that property later in the auction.
7. 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.
8. 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 deed records. 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. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Sec. 33.51 Tax Code).
9. Anyone having an ownership interest in the property at the time of the 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

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first year or 50 percent of the aggregate total during the second year. "Costs" are only the reasonable expenses incurred by the purchaser for the maintenance, preservation and safekeeping of the property. Do NOT make unnecessary repairs or renovations during the redemption period.

10. Property is sold by legal description. Bidders must satisfy themselves concerning the location and condition of the property on the ground, including the existence of improvements on the property, before this tax sale. The property is sold "AS IS" with all faults. All sales are final. There are no refunds. Deeds, maps, and plats of the properties are in the County Clerk's office or the Appraisal District. Lawsuit files on which this sale is based are in the office of the District Clerk. Any property address reflected on the bid sheet is the address on the tax records and may not be accurate. Any images or documents related to a property for sale found on this website may not be accurate.
11. Property accounts listed as "A Manufactured Home Only" do not convey with real estate. Location information is shown only for the purpose of assisting a prospective purchaser in viewing the manufactured home. A successful bidder should be prepared to move the manufactured home or negotiate a site rental agreement with the real property owner.
12. 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.
13. A person purchasing property at the tax sale MAY be asked to present to the officer conducting the tax sale a written statement from the Tax Office that the purchaser does not owe any delinquent taxes to the County or any school district or city in the County. If asked to present the statement from the Tax Office, 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.) This statement must be emailed to the MVBA office conducting the tax sale at taxsales@mvalaw.com.