

Tax Sale

Frequently Asked Questions & Answers

When and where will the Tax sale take place?

The Tax sale will be the First Tuesday of the month and held on the County Courthouse steps at 10:00 A.M.

How is the sale conducted?

Each tract of land will be sold separately to the highest bidder.

The sale will be conducted by the Sheriff assisted by the County's tax attorneys.

What form of payments are accepted for purchase?

- Cash
- Cashiers Check
- Money Order

Do you have to qualify to be a bidder in Somervell County?

No

What does the purchaser receive when they win the bid?

Purchaser receives a sheriff's deed with right of redemption.

Homesteaded redemption time is 2 years

Non-Homesteaded redemption time is 6 months

A Sheriff's deed is not a warranty deed and all transactions are "as is".

What happens after the sale if there are liens that are found?

If liens are found after the sale that are not settled or become an issue for the purchaser, the Somervell CAD can void the property sale and return the purchase price with consent of the purchaser.

Are all taxes and fees included in sale price?

Any fees and taxes that have accrued after the judgment date are not included in sale price and will have to be paid by the successful purchaser.

When is the deadline for payment due from purchaser?

5:00 P.M. the day of the sale

What happens if the highest bidder doesn't have the funds?

Rule 652 of the Texas Rules of Civil Procedure states that a successful bidder that fails to make payment is liable to the plaintiff (the taxing units) for 20% of the value of the property.

Who is responsible for removing current owners?

Purchaser is responsible; they can apply for a Writ of Possession or go through eviction process.

