

## 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 2.5% 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. 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.

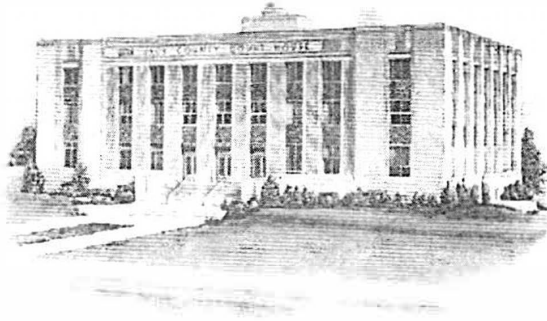
In the event of the purchaser's failure to pay in full at the close of auction, the property will be re-auctioned for sale on the same day before 4:00pm.

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.

**Sharon Robinson**  
**Tax Assessor-Collector**  
**Jack County, Texas**

# JACK COUNTY

SHARON ROBINSON  
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.)

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

Date Submitted: \_\_\_\_\_

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 an original, 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: \_\_\_\_\_

**Name of individual, corporation, partnership, or organization to appear on the deed:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I, or the business, organization etc. named (Check one)  formerly owned  currently own  do not own property in Jack County under the following name(s) and at the following address(es):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I, for 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.

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)

Telephone #: \_\_\_\_\_

Email Address: \_\_\_\_\_

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. Winning bids are payable at the tax sale by U.S. currency, a cashier's check, money order, or credit card. Payment must be made in good funds. If a payment is dishonored, a deed will not be issued and the bidder will not be permitted to bid in future tax sales. A 2.5% fee is added to credit card payments.
2. All sales are final. No refund will be given. No deed name will be changed after deed is issued.
3. 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 auction begins. A deed will not be issued if the bidder fails to pay at the close of the auction and the bidder will not be permitted to bid in any future tax sales.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

A bidder registration application must be presented for review for each tax sale. Once issued the certified bidder certificate is only valid for the sale listed on the bidder certificate.