

THE BID PROCESS

A bid will NOT be accepted if the bidder or the designated purchaser by the bidder....



- owes delinquent taxes on other property in the county;
- owes an unpaid fine or fee to the municipality and/or county where the property is located; or
- owns other property in the municipality/county that is subject to existing penalties for codes enforcement.

- A bid may be denied if the amount is deemed an insufficient dollar amount.
- A bid may also be denied if the information submitted does not properly identify the bidder or purchaser.

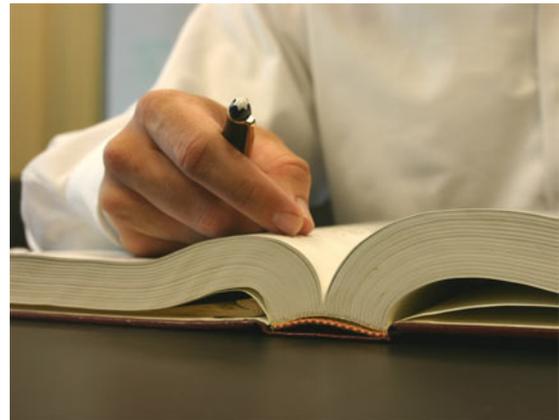


The participating governmental entities reserve the right to reject or accept any all bids for any reason.

BEFORE YOU BID

Please satisfy yourself as to the validity of the legal description, the physical address, actual boundaries, and any easements or covenants tied to the property. The local appraisal district has maps and plats, in addition to legal descriptions and physical location information which is open to the public. The county clerk's office has all deed information, and again, these records are open to the public. You may also want to seek legal counsel on your behalf, if you so choose.

- The property addresses and pictures are provided for your information in



determining the location of the property, but may not be what is actually conveyed by the legal description. The address and photo of the property are for use as an aid only and are not binding of any sale. The pictures may contain property which is not included in the purchase. Again, it is your responsibility to satisfy yourself as to the validity of the legal description, the physical address, actual boundaries, and any easements or covenants tied to the property.

The property you purchase is sold “as is, where is, and without warranty, express or implied, as to the condition of the property, title, or use to which the property may be put and restricted to the property described in the legal description obtained by the entities through foreclosure.”

- All eligible bids will be sent to the governmental entities which have an interest in the sale of the property. If all of the appropriate entities approve a bid, you will be notified and presented with a payment option which includes your bid amount plus deed preparation and recording fees. Upon receipt of your payment, a tax resale deed will be prepared and recorded in the public records. The recorded deed will then be forwarded to the individual at the address that accompanied your successful bid.
- Please identify all individuals or companies you want to be named as owner in your bid. That owner information will be used in the preparation of the deed. Once the deed is prepared and recorded, no further changes will be made on the part of the participating governmental entities.
- Please make a separate bid for each property you wish to purchase.
- Winning bidders are responsible for paying any current taxes due on the property.



Should you have any questions, please submit your question by clicking on this button.





Name of Bidder:

Owners to be listed on the deed:

Bidder Address:

Phone Number:

Email Address:

Confirm Property ID you are purchasing:

Amount of Bid:

