

# CLARDY DAVIS & KNOWLES, LLP



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Dear Prospective Buyer:

Please be advised that if you purchase property at a Sheriff's Sale for delinquent taxes, you will receive a Sheriff's Deed, which is essentially the same as a Quitclaim Deed with no warranty. The taxing jurisdictions do not warrant or guarantee the title to said property. The property is posted for sale several weeks prior to the sale to allow all prospective buyers the opportunity to research, or have a title company research, the title to said property.

**Additionally, a prospective buyer cannot owe delinquent taxes to any taxing jurisdiction within Nacogdoches County pursuant to Section 34.015(b)(1) of the Texas Property Tax Code.**

There is a constitutional guarantee in the State of Texas that property purchased at a tax sale may be redeemed by the original owner for a period of (6) six months or (2) two years from the date the sheriff's deed is recorded, depending upon the use of said property. Property that is non-homesteaded or not used for agricultural use has a (6) six month redemption period. Property that is homesteaded or is used for agricultural purposes has a redemption period of (2) two years. If the property is redeemed within the 1<sup>st</sup> year, the redeemer must pay the purchase price, plus 25%, and any other property taxes paid by the purchaser. If the property is redeemed within the 2<sup>nd</sup> year, the redeemer must pay the purchase price, plus 50%, and any other property taxes paid by the purchaser. The redeeming party does not have to reimburse the purchaser for any improvements made to the property. You need to satisfy yourself as to the redemption period on each individual tract of land.

The opening bid includes all taxes that were delinquent at the time of judgment. Therefore, there may be additional taxes due for the years after the date of the judgment. Those taxes will be the purchaser's responsibility.

It is the purchaser's responsibility to make himself/herself aware of any and all matters, defects or nuances which may pertain to or affect the subject property.

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Signature

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Date

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Phone Number