

Honorable Andrea K. Jankoski
Bandera County
Tax Assessor-Collector
Election Official

403 12th Street
P.O. Box 368
Bandera, TX
78003-0368
Phone: (830) 796-3731
Fax: (830) 796-8140

email: proptax@banderacounty.org

Purchasing Land Held in Trust

Properties that did not receive a bid at tax foreclosure auction, or that were conveyed to a taxing unit in lieu of property taxes, are held in trust by Bandera County. Properties held in trust may be purchased by either at public auction or via private bid. Please note that the process for purchasing property held in trust via private bid differs based on the amount offered. Instructions for purchasing at public auction and via private bid are included below.

- 1) Resale at public auction: The County may resell property held in trust at a public auction. The starting bid of the properties may be less than the market value or the amount of taxes and court costs due under the judgment. Public auctions must be held on the first Tuesday of the month between the hours of 10:00 a.m. and 2:00 p.m. at the County Courthouse. Please contact the tax office directly regarding the date and time of the next tax foreclosure auction as well as for bidding instructions.
- 2) Private Sale: Pursuant to Texas Tax Code Section 34.05, the County may accept private bids for property held in trust. However, the purchase process differs based on the amount offered in the bid.
 - a. Full Amount of Judgment or Market Value Offered: Each property included in the “Land Held in Trust” list may be sold via an “over the counter” bid for either the lesser of 1) the market value of the property at the time of the judgment or, 2) the total amount of property taxes and court costs due under the judgment. Each property has a column reflecting the market value and the amount of court costs due. To determine the amount of property taxes due under the judgment, please contact the Bandera County Tax Office directly. An additional \$29.00 deed recording fee will also be assessed. Once a bid meeting these qualifications is received, the tax office will send the bid to the County Commissioners Court for approval. Once approved, the tax office will notify you, and you will receive a copy of your deed after filing. (*NOTE: If the property listed has an “N/A” listed for “Court Costs,” the property may only be sold by private bid under this section for the market value*)
 - b. Less than Full Amount of Judgment / Market Value Offered: If the tax office receives a bid for less than the amount outlined above, the bid must be approved by the governing bodies of all taxing units that tax the property, including the County, the school district, and, if applicable, the city. This process will take more time than making a bid for the full amount of the judgment or market value. There is no legal obligation by taxing units to accept a bid for less than the full amount due or market value, and *your bid may be rejected*. If a bid for the full amount due or the market value is received during the pendency of this process, your bid will be voided and the property sold to the party offering the full amount / market value.

- c. Process for Private Bids: Private bids should be submitted to the Tax Assessor-Collector, Andrea Jankoski, in writing using the form provided, at the Bandera County Tax Office. Private bids will not be accepted between the months of October and January, though properties may be offered at public auction. Payment in full must be made at the time of the bid and a receipt will be provided. Once approved by the taxing unit(s), purchasers may either pick up their deed at the tax office or request it to be mailed directly.

NOTE: The Bandera County Tax Office does not monitor availability of utilities, flood zones, deed or title restrictions, or Homeowners' Associations for the properties in trust. Please ensure that you have adequately researched the property before purchasing.

Questions regarding purchasing property held in trust may be directed to:

Bandera County Tax Office
Phone # 830-796-3731
Fax # 830-796-8140



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SOLD LAND HELD IN TRUST

Date of Sale: _____

Property ID and Legal Description:

Name of Buyer (the way it will appear on deed):

Mailing address:

Phone Number: _____

Sales Price: \$ _____ Taxes: \$ _____ Value: \$ _____

Bid: \$ _____ Deed Fee: \$ _____

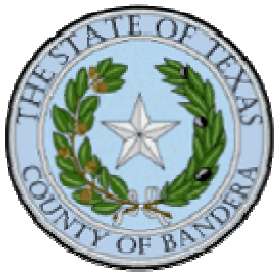
District Court Cost: \$ _____

(Please check box) Suit#: _____ or Gift

TOTAL: \$ _____

Signature: _____

(Bandera Deputy Clerk)



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Date: _____

To Whom It May Concern,

I, _____, would like to place a bid on the following properties:

PID	Legal	Value	Suit#	Court Cost	Taxes Due	Bid

Sincerely,

Name: _____

Address: _____

Phone: _____

Email: _____

**The Court cost can be verified at the District Clerk's Office 830-796-4606