

NOLAN COUNTY

CENTRAL APPRAISAL DISTRICT

Tax Sales – Frequently Asked Questions



HOW CAN I FIND OUT ABOUT UPCOMING SALES & WHAT PROPERTIES WILL BE ON THE SALE?

- There will be a posting for the upcoming sale at the Nolan County Courthouse, in the Sweetwater Reporter newspaper, and on our website (www.nolan-cad.org).

WHEN AND WHERE ARE THE TAX SALES HELD?

- Location – Nolan County Courthouse in the courtyard or inside (TBD by weather).
- When – The Tax Sales are held the first Tuesday of every month (when applicable).
- Time – Sheriff (CAD) Tax Sales are held at 2 p.m. | Seizure (City) Sales are held at 10 a.m.

WHEN DO I PAY FOR THE PROPERTY?

- You must pay for the property immediately after the sale at the appraisal district.

WHAT PAYMENT METHODS ARE ACCEPTED?

- Cashier's check (payable to Nolan CAD)
- Money order (payable to Nolan CAD)
- Cash
- **NO** personal checks
- **NO** debit/credit cards

DO I NEED TO REGISTER TO PARTICIPATE IN A SALE?

- Yes– as of April 2025, Nolan CAD is requiring all participants to be registered prior to participating. This must be done annually.
- You may register at any time or in person the day of the sale. If you register the day of the sale, it must be **no later** than an hour before the sale.
- Our registration form can be found on our website and you may turn it into the office, our drop box, or mail in.

WHAT TYPE OF DOCUMENTATION IS ISSUED WHEN I BUY A PROPERTY?

- The winning bidder will receive a printed receipt for the delinquent taxes paid, and a written receipt for the additional funds to be disbursed by Nolan CAD for all other fees.
- The winning bidder of a property will be issued a Constable's Deed or Sheriff's Deed within **4 to 6 weeks** after the Tax Sale date.

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DO I NEED TO DO ANYTHING TO ACQUIRE THE DEED?

- No– Nolan CAD will issue the recording fees and deeds to the Nolan County District Clerk once received. The deeds will be mail to the new owner once they are filed and received back in office.

WHERE CAN I FIND INFORMATION ABOUT EACH PROPERTY?

- Any bidder that is going to participate in the Tax Sale should exercise due diligence for the properties which they are interested in. This can include the properties occupancy, physical condition, title issues, etc.
- Resource: www.nolan-cad.org

WHAT DOES IT MEAN TO PURCHASE A PROPERTY “AS IS”?

- In Nolan County, and the State of Texas, the taxing units have no liability or responsibility for the condition of the properties or the title of the properties which are posted for public sale.
- The winning bidder purchases the property “AS IS”, meaning that each purchaser is responsible to do their own research of the properties being offered for sale.
- **The property may be subject to additional accrued taxes not included within the judgement years/minimum bid for the sale. It is now the purchaser’s responsibility to take care of these.**

CAN I RETURN THE PROPERTY I PURCHASE AT THE TAX SALE?

- No– The officers who conduct the Tax Sales regard all sales as **FINAL** and **not** subject to rescission due to the purchaser’s mistake or dissatisfaction in regards to the property.

CAN A PROPERTY BE PULLED PRIOR TO THE SALE?

- Yes

HOW CAN A PROPERTY BE PULLED PRIOR TO THE SALE?

- Typically, this is because the delinquent taxes, along with the fees have been paid by the owner. If a property is pulled, it will no longer be auctioned at the Tax Sale.

CAN I BID ON MULTIPLE PROPERTIES?

- Yes

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HOW IS THE MINIMUM BID DETERMINED?

- The total of all amounts due within the judgement, which includes Taxes, Penalties, Interest, and Attorney Fees. As well as Court Costs, Sheriff/Constable fees, Publication fees, Deed Recording fees, and City Liens (if applicable).

WHAT HAPPENS IF A PROPERTY DOES NOT RECEIVE THE MINIMUM BID?

- If no one offers the minimum bid (property does not sale), the property will be “Struck-Off” to the Taxing Jurisdiction.