

Bexar County - Excess Funds Recovery Guide

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For MaxSam V4 - Automated Excess Funds Recovery System

OVERVIEW

Bexar County (San Antonio area) conducts foreclosure sales on the first Tuesday of each month at the County Courthouse. Both mortgage and tax foreclosures are cash auctions. When properties sell for more than the amount owed, excess proceeds are held in the court registry for eligible claimants. Note that Bexar County has specific redemption periods depending on property type.

KEY CONTACT INFORMATION

Contact Details
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Tax Assessor-Collector Vista Verde Plaza Building
Address 233 N. Pecos la Trinidad, San Antonio, TX 78207
Phone (210) 335-6628
Deed Records 101 W. Nueva, Suite B109, San Antonio, TX 78205

FORECLOSURE SALE INFORMATION

Item Details
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Schedule First Tuesday of each month
Time 10:00 AM - 4:00 PM
Location West side of Bexar County Courthouse, 100 Dolorosa, San Antonio
Payment Method Cash or certified funds ONLY (no personal checks)
Holiday Note If falls on Jan 1 or July 4, moves to first Wednesday

REDEMPTION PERIODS

Important: Properties may be redeemed during these periods:

Property Type Redemption Period
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Agricultural/Homestead 2 years from deed recording
All Other Properties 6 months from deed recording

DEADLINE TO FILE CLAIM

2 YEARS from the date of the tax foreclosure sale.

STEP-BY-STEP CLAIM PROCESS

Step 1: Check for Excess Funds

- Contact Bexar County District Clerk
- Verify excess funds exist for your property
- Get sale date and cause number

Step 2: Research Property Records

- Visit Deed Records at 101 W. Nueva, Suite B109
- Verify your deed was recorded BEFORE judgment date
- Check for any outstanding liens

Step 3: Gather Required Documentation

- Deed showing ownership before judgment
- Government-issued photo ID
- Proof of current address
- Relationship documentation (if heir)

Step 4: Prepare Petition

- File petition with Bexar County District Court
- Include property details, sale date, claim amount
- Reference original cause number

Step 5: File and Serve

- Submit petition and pay filing fees
- Serve all parties to underlying action
- Serve at least 20 days before hearing

Step 6: Attend Hearing

- Present your case and documentation