

CONDITIONS OF SALE

TO PROSPECTIVE BIDDERS AND PURCHASERS...

ALL SALES UNDER TAX EXECUTIONS SHALL BE MADE UNDER THE RULES AND PROVISIONS OF TITLE 48, REVENUE AND TAXATION, OFFICIAL CODE OF GEORGIA, ANNOTATED, GOVERNING TAX EXECUTIONS AND SALES; AND TITLE 9, OFFICIAL CODE OF GEORGIA, ANNOTATED, GOVERNING JUDICIAL SALES.

THE DOCTRINE OF CAVEAT EMPTOR SHALL APPLY TO ALL SALES.

TIME: 11:00 AM **PLACE:** BEFORE THE COURTHOUSE DOOR
AT 556 NORTH MCDONOUGH STREET,
DECATUR, DEKALB COUNTY, GEORGIA.

SALE WILL BE CONDUCTED AS FOLLOWS:

- OFFICER CONDUCTING SALE WILL IDENTIFY EACH PARCEL TO BE SOLD BY THE FILE NUMBER.
- OFFICER WILL READ LEGAL DESCRIPTION.
- OFFICER WILL CALL OUT BEGINNING BID, WHICH CONSISTS OF ORIGINAL TAXES, LATE PAYMENT PENALTY, INTEREST, FI FA COST, EXECUTION FEE AND OTHER LEGAL COSTS AND FEES AS ENUMERATED AND ALLOWED UNDER O.C.G.A. 15-16-25, AND 19-13-143.
- OFFICER WILL ACCEPT BIDS IN TOTAL DOLLAR AMOUNT ONLY.

CONDITIONS OF SALE:

- **CASH, CASHIER'S OR CERTIFIED CHECK** MUST BE PAID NO LATER THAN ONE HOUR FOLLOWING CONCLUSION OF THE SALE, AT THE OFFICE OF THE TAX COMMISSIONER, DELINQUENT COLLECTIONS DIVISION, SUITE 100, 4380 MEMORIAL DRIVE, DECATUR, GEORGIA 30032. **PERSONAL CHECKS WILL NOT BE ACCEPTED.** PURCHASER WILL BE RECEIPTED FOR PURCHASE.
- TAX DEED AND FIERI FACIAS WILL BE FORWARDED TO PURCHASER AT ADDRESS SHOWN ON RECEIPT WITHIN THIRTY (30) WORKING DAYS FROM THE DATE OF SALE, OR AT THE EARLIEST POSSIBLE DATE.
- CASH PAYMENTS WILL BE ACCEPTED IN U.S. DOLLARS ONLY.

IN THE EVENT THAT ANY BIDDER REFUSES TO COMPLY WITH HIS BID OR FAILS TO TENDER THE REQUIRED CASH PAYMENT WITHIN ONE HOUR FOLLOWING CONCLUSION OF SALE, RESALE WILL TAKE PLACE ON SAME DAY AT 2:00 PM OR EARLIEST TIME WITHIN THE LEGAL HOURS OF SALE. THE SALE OFFICER WILL RESERVE THE RIGHT AT SECOND SALE TO EITHER ACCEPT OR REJECT BIDS FROM PURCHASER FAILING TO COMPLY WITH BIDS AT FIRST SALE. ANY BIDDER REFUSING TO COMPLY WITH HIS BID MAY BE LIABLE FOR THE BID AMOUNT DIFFERENCE BETWEEN FIRST AND SECOND SALE.

PLEASE REMEMBER THAT THIS IS A LEGAL PROCEEDING AND ALL BIDS ENTERED ARE BINDING AND THE BEST AND HIGHEST BID WILL BE COLLECTED IN FULL.