

BUYER BEWARE

PLEASE DO **YOUR** DUE DILIGENCE

Info / answers to frequently asked questions

The morning of the sale you have to come into the Gilmer County Tax Commissioner's Office. Our office opens at 8:30AM. You will need to bring in your Driver's License. There will be a one-page form that you the bidder will need to fill out. At that time, you will receive a bidding packet along with a bidding Number (that we ask you kindly return back to us).

- You cannot come in on any other day except for the morning of the sale to register.
- Yes, it is an in-person Auction.
- Yes, someone other than you can come to the auction and bid for you. They would need a copy of **YOUR** driver's license. They will fill out the one-page form for you as your **registered agent**. You also would want to send along with them how you would want your deed to read. (Ex. You and a loved one, Business Name etc.) Whatever is written on the form is how your deed **WILL** read.

The starting bid for each parcel that is up for tax sale is what back taxes are due the day of sale plus \$150.00 for deeds to be processed & recorded.

The parcel gets sold to the highest bidder.

If you purchase a parcel at tax sale you must pay for your parcel by 4:00PM the day of the sale.

- We only accept **CASH** or a **CERTIFIED CHECK FROM A BANK**.
- **NO PERSONAL CHECKS WILL BE ACCEPTED!!!**
- If you buy **more than one** parcel at the sale you have to pay for those parcels **separately**.
- If paying with **check** and you buy more than **one** parcel that means you have to have **multiple checks** for the **correct** amount of your winning bid for **each** parcel.
- You do have time to go get what funds are needed to pay for your purchase(s) as long as you are back by **4:00PM** the day of the sale.

This is a **BUYER BEWARE** auction we recommend that you do not buy site unseen. You need to do your due diligence. Please see page two for instructions on how to do so.

You can go to **qpublic.net** to see where the parcel of land is located.

- When you get on the site you want to click on Beacon/qPublic.net Site
- You will then select State of **Georgia** County of **Gilmer**
- You will then Click on **Search Records**
- You will then search by **Parcel Number**
- You will then click the **search tab**

You can go to **gilmercountypay.com** to keep a watch on a parcel that you are interested in to see if the taxes have been paid or not.

- When you get on the website Click the **Property Taxes** box
- Next screen in the top right-hand corner click on **Search & Pay Taxes**
- Click the box **I'm not a robot**

You can search by **Owners Name, Map/Parcel/Property ID, Tax Bill #, or Property Address.**

- Click **search**
- It will bring up a grid
- You want to look at the **Amount Due Column.**

When you buy real property at tax sale you cannot touch the property for **a year and a day.** You cannot do anything to the property (no cleaning up, no building, no cutting trees, tearing down etc.) The owner of the property can buy the property back from you during this time. If they want the property back, they have to pay you what you paid the day of tax sale plus 20%. After the year and a day, you would want to close the right of redemption. Once the right of redemption is closed it becomes your property. If you forget to close the redemption, they can come back years later and want their property back. If the owner wants their property back, **you have to sell the property back to them.** Some real properties at tax sale have mobile homes sitting on them. You are **NOT** buying the mobile home along with the real property.

When looking at the tax sale list some of our tax sales have "mobile home" listed on the very last page. You are **NOT** buying the **land** with that mobile home-you are **ONLY** buying the **mobile home.** When you purchase a mobile home at tax sale you take possession of the mobile home the day of the sale. You are then responsible for moving the mobile home off that property or you will have to pay the land owner rent for the mobile home to stay at that location.

Once you buy real property or a mobile home at tax sale it is out of the Gilmer County Tax Commissioners hands. If the owner wants the property back it's between you and the owner.