 ¹³ WHEN on the first Thursday in June. NEXT TAX SALE: June 4-7, 2018 ¹³ WHERE ¹³ WHERE ¹⁴ WHY ¹⁴ Collect judgments for delinquent property taxes plus interest and penalties, attor fees, and court costs owed for property when the owner has failed to pay. ¹⁴ WHY ¹⁵ To collect judgments for delinquent property taxes plus interest and penalties, attor fees, and court costs owed for property when the owner has failed to pay. ¹⁶ Parcels are published on one Friday in May in the Hamilton County Herald classif ads on or before 10 days prior to sale, on our website at www.hamiltontn.gov un the link Hot Topics, and on the bidding site run by Civic Source www.civicsource.com. ¹⁶ SALE BY AUCTION ¹⁷ PAYMENT DUE ¹⁷ PAYMENT DUE ¹⁷ PAYMENT DUE ¹⁸ PAYMENT OUE ¹⁸ PAYMENT OUE ¹⁹ MUNIMENT of TITLE ¹⁹ MUNIMENT of TITLE ¹⁹ MUNIMENT OF TITLE ¹⁹ MUNIMENT OF TITLE ¹⁰ PAYMENT METHOD ¹⁰ ACH debit/wire transfer only. ¹¹ O DE FOUND IN CONTEMPT OF COURT FOR FAILURE TO PAY. ¹¹ MUNIMENT OF TITLE ¹⁰ MUNIMENT OF TITLE	FROM: CHIEF T	'AX DEPUTY, OFFICE OF CLERK & MASTER, HAMILTON COUNTY (423) 209-6606
9 ¹² WHEN on the first Thursday in June. NEXT TAX SALE: June 4-7, 2018 13 WHERE Online and in the Hamilton County Commission Room, 4 th floor, Hamilton County Courthouse, 625 Georgia Ave., Chattanooga, TN 14 WHY To collect judgments for delinquent property taxes plus interest and penalties, attor frees, and court costs owed for property when the owner has failed to pay. 14 WHY To collect judgments for delinquent property taxes plus interest and penalties, attor frees, and court costs owed for property when the owner has failed to pay. 15 Parcels are published on one Friday in May in the Hamilton County Herald classif ads on or before 10 days prior to sale, on our website at www.hamiltontn.gov un the link Hot Topics, and on the bidding site run by Civic Source www.civicsource.com. 16 SALE BY AUCTION Property will be sold to highest bidder online. You must have registered with Ci 17 PAYMENT 18 Property must be paid for immediately after the sale. An accepted bid is commitment to purchase the property. If the purchase twithare as bid after the sale fully committen to prohase the property. Herakes the ProPERTY at THAT BD PRIFALLY COMMITTING YOUREREF TO PURCHASE THE PROPERTY AT THAT BD PRIFALLY COMMITTING YOUREREF TO PURCHASE THE PROPERTY AT THAT BD PRIFALLY COMMITTING YOUREREF TO PURCHASE THE PROPERTY AT THAT BD PRIFALLY COMMITTING YOUREREF TO PURCHASE THE PROPERTY AT THAT BD PRIFACT TO BE FOUND IN CONTEMPT OF COURT FOR FAILURE TO PAY. 19 MUNIMENT ACH debit/wire transfer only.	^{¶1} What	CLERK & MASTER Delinquent Property Tax Sale.
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NOT Manager conducts (by sealed bids) a sale of property acquired by the county and c		During the one-year redemption period, as stated in \P 10, the CLERK & MASTER will hold money paid in excess of the amount owed, as stated in \P 4, to be refunded to purchaser in case of redemption.
PURCHASED AT at the CLERK & MASTER Delinquent Property Tax Sale. That office maintains		After the one-year redemption period expires, the Hamilton County Real Property Manager conducts (by sealed bids) a sale of property acquired by the county and city at the CLERK & MASTER Delinquent Property Tax Sale. That office maintains an

TAX SALE	address list of the property for sale. Contact that office if you wish to be on their	
TAX DALL	mailing list: REAL PROPERTY MANAGER, 117 E 7 th Street, 5 th FLOOR,	
	NEWELL TOWER, CHATTANOOGA, TN 37402 or call them at (423) 209-6444.	
	Generally, improvements to the properties should wait until the one-year redemption	
	period has expired. You should consult your attorney before making any improvements	
¶ 13	on property purchased at the Delinquent Property Tax Sales. However, if such	
115	expenditures are necessary to preserve the property, and if redemption has been made,	
IMPROVEMENT	the purchaser must file a motion to recover preservation expenditures and a hearing date	
ТО	is set before the Chancellor to award or not award any reimbursement of the	
PROPERTY	expenditures. Proof of expenditures must be presented at the hearing. If property is	
	purchased within the city limits of Chattanooga, the city may require you to clean up	
	purchased property. For complete details, contact the Better Housing Authority at	
	1110 Market Street, Chattanooga, TN 37402. (423) 757-5204.	
	The CLERK & MASTER CANNOT and DOES NOT make any warranties, covenants or	
	representations, express or implied, as to the status or quality of the titles to these	
¶ 14	properties. The CLERK & MASTER makes NO warranties or representations of any kind	
DISCLAIMER	regarding the previous use of any property as to hazardous waste. It is the	
	responsibility of each buyer to determine the historical use of the property. Each buyer	
	must ascertain the legal status of the title to these properties.	
IMPORTANT INFORMATION FOR PROSPECTIVE PURCHASERS.		
STEPS TO FOLLOW BEFORE BIDDING ON PROPERTY.		

 \checkmark Read the classified section of the *Hamilton County Herald* in May before the sale or obtain a copy of the listing from the *Hamilton County Website* or the *Civic Source* website. Mark the property in which you are interested.

✓ You must have the tax map number to identify the property on the maps in the Assessor's Office. The Assessor's Office is now located at 6135 Heritage Park Drive, Chattanooga, TN 37416, off Bonny Oaks Drive, near U.P.S. (423) 209-7300.

 \checkmark After identifying the property in the Assessor's Office and checking other property information, go to the property location and identify the property in person, before coming to the sale and making a bid.

✓ Check zoning, subdivision and building permit information in the Hamilton County Planning Commission Office, 1250 Market Street, #2000, Chattanooga, TN 37402. (423) 209-6677.

 \checkmark When calling any office to obtain information regarding property, have your list and **tax map number** and **item number** in hand. (This information is contained in the publication.)