

DATE: MAY 9, 2005

FROM: CHIEF TAX DEPUTY, OFFICE OF CLERK & MASTER (423) 209-6606

TO: BIDDERS

1. **WHAT.** CLERK & MASTER Delinquent Property Tax Sale.
2. **WHEN.** Once a year, on the first Thursday in June, at 10:00 A.M. (Come at 9:00 a.m. to sign up as a bidder.) **THE NEXT TAX SALE WILL BE JUNE 2, 2005**
3. **WHERE.** In the Hamilton County Commission Room, 4th floor, County Courthouse, 201 East 7th St., Chattanooga, TN
4. **WHY.** To collect delinquent property taxes plus interest and penalties, attorney fees, and court costs owed for property when the owner has failed to pay.
5. **PUBLICATION.** Parcels are published two Fridays in the *Chattanooga Times Free-Press* classified ads: once 30 days before the sale and again the last Friday before the sale. The CLERK & MASTER **DOES NOT** have an address list of the properties to be sold. The only list available will be the list published on:

MAY 6, 2005 and MAY 27, 2005
6. **SALE BY AUCTION.** The property will be sold to highest bidder at public outcry. You must be present to bid. Each opening bid will vary as they must be the amount owed on the property as stated in paragraph 4. The CLERK & MASTER reserves the right to deny any bid.
7. **PAYMENT DUE.** Property must be paid for immediately after the sale. An accepted bid is a commitment to purchase the property. If the purchaser withdraws a bid after the sale, the full payment will be forfeited. **BY BIDDING IN THIS JUDICIAL PROCEEDING, YOU ARE SUBMITTING TO THE JURISDICTION OF THIS COURT. WHEN YOU MAKE A BID, YOU ARE LEGALLY COMMITTING YOURSELF TO PURCHASE THE PROPERTY AT THAT BID PRICE. FAILURE TO CLOSE THE SALE MAY CAUSE YOU TO FORFEIT THE BID AMOUNT IF PAID, OR TO BE FOUND IN CONTEMPT OF COURT FOR FAILURE TO PAY.**
8. **PAYMENT METHOD.** Certified check, cashier's check, personal check, cash, money order or credit card (use of credit card incurs an additional clerk's fee of 5%).
9. **MUNIMENT OF TITLE.** Decrees confirming the sale are prepared for each parcel within two to three weeks of the sale date. The purchaser is responsible for recording this document as muniment of title, as soon as possible, in the Register's Office, room 400, Hamilton County Courthouse. (423) 209-6560. This cost is reimbursed if property is redeemed as stated in paragraph 10.
10. **REDEMPTION.** Properties are sold subject to a one year redemption period for the owners to redeem their property. Only the following are allowed to redeem property: owners, or agents for owners; those who own a legal interest in the property; those who own an equitable interest in the property; or those who have a lien on the property as a creditor of the taxpayer. Redeemed parcels are calculated at 10% interest per annum (simple interest) on the bid, from sale date through redemption date. The redeemer must also pay taxes the purchaser may have paid during the one year redemption period and pay the recording fee if the purchaser records the decree confirming the sale. The redemption period expires one year from the date the Court Decree is entered confirming the tax sale—NOT THE DATE OF THE TAX SALE.

11. **OVERBIDS.** During the one year redemption period, as stated in paragraph 10, the CLERK & MASTER will hold money paid in excess of the amount owed, as stated in paragraph 4, to be refunded to purchaser in case of redemption.
12. **PROPERTY NOT PURCHASED AT TAX SALE.** 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 address list of the property for sale. Contact that office if you wish to be on their mailing list: REAL PROPERTY MANAGER, 123 EAST 7th STREET, 4th FLOOR, MAYFIELD ANNEX, CHATTANOOGA, TN 37402 or call them at (423) 209-6444.
13. **IMPROVEMENT TO PROPERTY.** Generally, improvements to the properties should wait until the one year redemption period has expired. You should consult your attorney before making any improvements on property purchased at the Delinquent Property Tax Sales. However, if such expenditures are necessary to preserve the property, and if redemption has been made, the purchaser must file a motion to recover preservation expenditures and a hearing date is set to be heard before the Chancellor to award or not award any reimbursement of said 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 1001 Lindsay Street, Chattanooga, TN 37402. (423) 757-5204.
14. **DISCLAIMERS.** The CLERK & MASTER **DOES NOT** and **CANNOT** make any warranties, covenants or representations as to the status or quality of the titles to these properties. The CLERK & MASTER makes **NO** warranties or representations of any kind 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.

The Next CLERK & MASTER Delinquent Property Tax Sale is:

JUNE 2, 2005 for 2001 taxpayers.

Important Information for Prospective Purchasers

Steps To Follow Before Bidding On Property

- Read the classified section of the Chattanooga Times/Free-Press on Friday, 30 days before the sale, and the last Friday before the sale (two publications). 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.
- 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 Planning Commission Office, 2nd floor, Mayfield Annex (corner of 7th and Walnut Streets). (423) 209-6677.
- When calling any office to obtain information regarding property, have your list and **tax map number** and **item number** in hand. (This information is located in the publication.)