

TAX SALE INSTRUCTIONS TO BIDDERS

This is a judicial proceeding. By bidding in this judicial proceeding, you are submitting to the jurisdiction of this court, even if you are not a Tennessee resident. Turn off cell phones and pagers and beepers. If your cell phone beeps, buzzes, rings or chimes, shut it off DO NOT ANSWER IT or you may be found in contempt of court and subjected to a possible \$50 fine.

If you are going to bid, you should have your bid number. If you don't have your bid number and plan to bid, you must fill out the APPLICATION TO BID and get a bid number.

By signing the APPLICATION TO BID you are certifying that the information is current, is not false or misleading, and is provided in good faith to allow you to bid in this Land Sale. You are also certifying that you are aware that when you make a bid, or make a bid for another, or allow another to make a bid using your Bid number, that you are legally committing yourself to purchase the property at that bid price and that your failure to close the sale may cause you to forfeit the bid amount if paid, or if not paid, that the Court can find you in contempt or require you to pay. The minimum bid increase: under \$5,000 – \$50 over \$5,000 – \$100.

I will announce the opening bid on behalf of the city or county, I will not announce the cents. If there are cents, I will round up to the nearest dollar. If the minimum bid is the winning bid, the bid will be entered for the exact amount of the minimum opening bid. For example, if the minimum opening bid must be \$347.39, I will announce "opening bid is 348 dollars". If that bid wins, it will be accepted for \$347.39 and that is the price to be paid. You save 61¢; I save my voice.

Call out your bids LOUDLY AND CLEARLY. I will then repeat your bid. If I don't repeat your bid, I didn't hear it OR I have already taken a higher bid.

I will call out the *Item Number* at least twice. At any time while the bidding is *open*, you may ask for the *Item Number* to be repeated. When it appears the bidding has either slowed or stopped, I will mark the last highest bid two times and then announce "SOLD" which will close the bidding on that item. A bid can be made at any time before I announce "SOLD". The bidding is *closed* when I announce "SOLD". The bidding is over regardless if you didn't hear or know the item number being bid on.

When I have announced “SOLD”, both the winning bidder and the next highest bidder must both hold up their bid numbers. We will record both the highest and the next highest bid. Why are we going to start doing this? If the highest bidder does not pay today, then he is in DEFAULT. The attorneys for the city or county will then have the option of offering the property to the next highest bidder at their last bid amount. If the next highest bidder accepts, they may pay for the property tomorrow. If the city or county does not exercise this option, or if the next highest bidder no longer wants the property for his bid amount, then a Show Cause Order will be issued to the defaulting bidder. I suggest the defaulting bidder bring his toothbrush to the hearing.

Winning bidders must obtain a card to take to suite 300 to pay for their purchase. Each card will contain the *Item Number*, the Map Parcel Number, the property address, the opening bid amount, the winning bid amount, and the next highest bid amount. The cards will be given out during breaks throughout the auction.

You can pay by cash, cashier’s check, certified check, money order, or credit card (which requires an additional 5% court cost). If you do not pay today by 4:00 PM (Eastern time), you will be in DEFAULT. Having not seen the property before you purchased it, thinking there was a house on the property when there wasn’t, finding out there is a toxic waste dump on the property, or that you spent more than you intended to: **THESE ARE NOT ADEQUATE EXCUSES.** Again, I suggest that the defaulting bidder bring his toothbrush to the hearing.

This Court DOES NOT and CANNOT make any warranties, covenants or representations as to the status or quality of these properties or their titles.