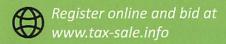


Auction Quick Guide



View property and do your research before bidding.

Pay any outstanding property taxes you owe or you won't be able to bid.

Payment and paperwork is due within 5 business days

Recorded Deeds will be delivered approximately 6 weeks after auction







Tax Foreclosure
Public Land
Auctions

Preparing for the Auction

- Visit www.tax-sale.info and create a free account to view details and photos for each property.
- The schedule of auctions and available properties are posted online at www.tax-sale.info as early as June of each year.
- You should thoroughly research and visit each property you are interested in prior to bidding.
- All property is sold based on the assessed legal description only. Any personal property or other items not physically attached to the land remain the property of the previous owner and are not included in our auctions.
- You will not be allowed to bid on parcels located in a county in which you owe outstanding property taxes. Please confirm all property taxes are paid before the auction takes place.
- Review the full auction rules and frequently asked questions on www.tax-sale.info/faq
- If you do not have computer or internet access, please call 1-800-259-7470 for assistance.

The Auction Process

- In order to bid, you must provide a \$1000 pre-authorization on a major credit card. Authorizations are valid for 30 days.
- Our online auctions are split into two phases: Advanced Bidding and Active Bidding.
- During both phases you enter your maximum desired bid amount. Your maximum bid will only be reached if others bid against you.
- Advance bids can be placed online up to 30 days prior to the auction date. You can increase, decrease, or delete your bid during this time.
- Active Bidding takes place from 10am to 7pm EST on the day of the auction.
 During this time, you can see the current high bid amount. You can place new bids or increase bids, but you cannot delete your bids.
- Bidding ends promptly at 7pm EST.
 Winners will be notified by email within 1 hour with additional instructions to complete your sale.
- If you do not have a major credit or debit card to use for pre-authorization, please contact us for alternative arrangements.

Payment and What to Expect After the Sale

- Log in to your account and complete the online checkout process to download your paperwork and receive instructions for payment.
- Winning bidders must submit payment and notarized receipt paperwork within 5 business days of the auction.
- Payments can be made via wire transfer, certified check, or credit/debit card (Visa, Mastercard, or Discover).
- There is an additional deed recording fee for each lot purchased
- The current year summer taxes are due on each lot purchased and will be collected at checkout.
- · Your total amount due includes:
- ➤ Winning Bid Amount
- ➤ Buyer's Premium (10% of winning bid)
- >Current Taxes (this year's summer taxes)
- ➤ Deed Recording Fee per lot (\$30)
- Credit/debit card payments will be assessed an additional 2.75% processing fee.
- The recorded quitclaim deeds will be delivered approximately 6 weeks after the auction.