

BLOUNT COUNTY DELINQUENT TAX SALE

June 5, 2025

1. Property is to be sold pursuant to the Delinquent Land Tax Sale Notice published in the Daily Times on May 7, 2025, and in obedience to a Decree of Sale of the Chancery Court for Blount County, Tennessee.

2. All parcels will be sold subject to the Statutory Right of Redemption and all state, county and municipal taxes for the years 2023 through 2025. **All properties are sold “as is, where is” and no warranty is made regarding the condition or use of any property.** The listing of a parcel for sale does not give potential purchasers the right to go onto the property for purposes of inspection or otherwise.

3. All sales shall be for cash or cashier's check, and successful bids may not be withdrawn. You must pay 100 percent of the bid amount immediately following the sale.

4. **TAX SALE PROCEDURE:**

A. The Auctioneer will announce prior to the sale of each tax parcel the following:

- The item number
- The tax years and entity for which the property is being sold
- The total amount owed on the respective parcel
- The assessed owner according to the Property Assessor's records

B. Opening bid:

- The opening bid must be an amount no less than the total amount due on the respective tax parcel.
- If there is no opening bid, the Clerk and Master will bid on the tax parcel for the County.

C. Purchaser:

- If you are the highest bidder, please announce your registration number for the clerks to document.

- At the end of the auction, all successful bidders must go to the Clerk and Master's Office on the first floor of the Justice Center. Please wait for your name to be called to come to the counter. Upon payment, you will receive a receipt and copy of the Sale Procedure for your records.

5. **Decree Confirming Sale:** This property is sold subject to a Decree Confirming Sale by the Chancery Court. If the property is not redeemed during the one (1) year redemption period, it is the responsibility of the purchaser to request a tax sale deed at the Clerk & Master's Office for Blount County and to record the Clerk & Master's Deed at the Blount County Register of Deeds office. The purchaser shall bear the expense of said Deed and the recording thereof.

6. **The tax sale property may be redeemed within one (1) year from the date the Order Confirming Sale is entered,** upon the records of the Chancery Court pursuant to Tennessee Code Annotated, Title 67, Chapter 5, and other applicable code sections.

During the one year redemption period, any improvements you make to the property are at your own risk. You may not be reimbursed for said improvements. You are encouraged to seek the advice of an independent attorney before making any improvements to the property and before filing any Motion requesting reimbursement for incurred costs.

During the one year redemption period, any alterations or damages made to the property are at your own risk. You will be responsible to the taxpayer for any alterations or damages done to the property.

In the event the property is redeemed by the taxpayer, anyone occupying the property must immediately vacate the property.

Upon redemption, the following will be refunded to you:

- (a) The purchase price, plus twelve percent (12%) per annum interest on the purchase price **(interest is calculated from the date of the sale until the Motion to Redeem is filed)**, and (b) any additional taxes paid by you for subsequent tax years plus twelve percent (12%) per annum

interest **from the date taxes are paid** (if you provide copies of tax receipts). **Please note that it is imperative that copies of the tax receipts be provided to the Clerk and Master's Office by the purchaser after payment of said taxes in order to reimburse you for subsequent taxes paid.**

After the Order of Redemption is filed with the Clerk, your refund check will be mailed to you by the Clerk & Master's Office 30 days after the Order is signed. It is important that you notify the Clerk and Master's office if your mailing address changes during the one (1) year redemption period.

Purchaser

Date