

# Samuel Wade McCord Bibb County Tax Commissioner



Address: 188 Third St. Macon, GA 31201  
Corner of Third St. and Walnut St.  
Monday – Friday 8:00 AM to 5:00 PM

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**Every Neighborhood**

**Has A Future...**

**And It Doesn't**

**Include Blight**

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## Bibb County Tax Commissioner

### Subsequent Tax Sale Process

- For properties that did not sell at the original tax sale.
- Properties will be offered to the public at the Subsequent Tax Sale on May 5<sup>th</sup>, 2020.
- The Tax Sale schedule and List of Properties are listed on our website at: [www.maconbibbtax.us](http://www.maconbibbtax.us)
- This is a **BUYER BEWARE** sale. You are strongly encouraged to seek legal advice and read the Georgia Laws related to tax sales, O.C.G.A. § 48-4 (Title 48, Chapter 4), etc.
- Minimum bid starts at \$400.00.
- Pre-registration required starting on 11/22/19 at 8 AM where you must select the property(ies) you will bid on.
  - Starting 11/22/19, pre-register online at [www.maconbibbtax.us](http://www.maconbibbtax.us) or in our office at 188 Third St.
  - The first 125 properties selected will be taken to sale, so register early for the properties you want in the sale.
  - 1/15/20 – registration will close once 125 properties are selected, or on 1/15/20, whichever comes first.
  - After registration closes for property selection, you may register to bid on selected properties up until the tax sale on 5/5/20.
  - All bidders are required to register prior to the sale.
  - You will not be allowed to bid if you have delinquent taxes, fees or code violations
  - You, or your representative, must be present at the tax sale to bid
- THE MAY 5, 2020 SALE WILL BE HELD AT THE MACON STATE FARMERS' MARKET,  
2055 EISENHOWER PKWY., BUILDING B, MACON, GA 31206



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### So what happens if.....

- You are not the highest bidder
  - Only the highest bidder is obligated to pay.
- Your bid is successful
  - Before tax officials leave the Farmers' Market, you must pay your bid amount in cash, cashier's check or money order made payable to the Bibb County Tax Commissioner.
  - The Tax Commissioner reserves the right to void the sale within 30 days for any administrative or legal reason according to Georgia Law.
  - You will receive a Tax Sale Deed
  - Unpaid taxes & fifas remain on the books in the prior owner's name until fifa expires in 7 years
  - **You are required to pay future Solid Waste fees & Property Taxes (2<sup>nd</sup> Quarter Solid Waste bills are due 6/30/20 and taxes are due 10/15/20 & 11/16/20)**

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### So what happens if.....

- Your bid is successful (continued)
  - There is a 1 year redemption period where any legally interested party can redeem the property back from you.
  - To redeem the property from you, a legally interested party must pay you what you paid plus a 20% premium within the year after the tax sale date & an additional 10% each year thereafter.
  - The property can be redeemed from you up to the point in which you foreclose on their right to redeem.
  - You must wait at least 1 year after the tax sale date before foreclosing on the legally interested parties right to redeem.
  - **During that year, you do not have any rights to the property.**
  - Barring the right of redemption prevents the legally interested parties, including our office, from asserting the interest they had prior to the tax sale, to the property.
  - The Tax Sale Deed has about the same equivalence as a lien against the property.
  - After foreclosing on the right to redeem, you will own the property. However, many title insurance companies will require you to go through the Quiet Title legal process before insuring the title.

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### Alternative Judicial IN REM (JIR) Process

THIS PROCESS IS IN DEVELOPMENTAL STAGES – I AM WORKING WITH BOC, BOE & THE LAND BANK TO MAKE THIS AVAILABLE TO YOU.

- Submit request to Tax Commissioner to acquire property through Land Bank (LB) via JIR; agree to the JIR fee to be paid at the end of the process by highest bidder only.
- JIR Tax Sale - If no one bids against LB, after 60 days, LB abates taxes & gets deed.
- LB takes property to public auction; starting bid will be the JIR fee
- LB transfers clear deed to highest bidder after sale
- ***With this process, you receive the property, with past taxes & solid waste fees abated, immediately upon paying for it!***

Samuel Wade McCord  
Bibb County Tax Commissioner

Questions?