JUDICIAL IN REM TAX SALE QUESTION AND ANSWERS

When is the Judicial In Rem Tax Sale in Macon-Bibb County?
The Tax Commissioner has a monthly Judicial In Rem Tax Sale on the first Tuesday of each month. The sale starts at 11:00 am.

Where are the JIR Tax Sales Held?
The Tax Commissioner holds the JIR Tax Sales at The United Building at 206 Seventh Street, Macon GA 31201.

What does Judicial In Rem mean?
Judicial In Rem is a process where properties go through a procedure with Superior Court, which reduces the redemption period to 60 days.

Where can I find the list of properties available for JIR Tax Sale?
The list of properties available for auction under the JIR Tax Sale process are listed on the Tax Commissioner's Website. www.maconbibbtax.us The list can be pulled up directly at: http://images-governmentwindow.s3.amazonaws.com/resources/sites/bibbcountyga/docs/rp.pdf

How do I know where a property is located in Macon-Bibb County?
The Tax Commissioner just added an interactive map that lists all properties available for auction under the Judicial In Rem Tax Sale. Each property is outlined in yellow and the map can be zoomed into to view a particular property or area of the County.

How can I find out more information about a property?
Properties are listed with the address and the Tax ID number. The Tax ID number is a link to the page describing that property on the Macon-Bibb Tax Assessor's website. This will give you the size of the property, the current value for taxes. [Please note any photos may be out of date and not represent the current condition of the property.]

When will a property come up for auction?
Once people have registered or requested to be placed on our Email distribution, they will receive notices for all future auctions, with a list of the actual properties coming up for sale on that date.

How does the JIR Process actually work?
As people register and select properties from the JIR listing, we send those properties in batches to two attorneys working with us. (Properties will not be sent through the process until at least one person selects it, showing interest to purchase.) An attorney's fee is added to the total amount due on each property once it is sent to the attorney.

- The first person selecting a property through registration is stating they are willing to pay the $3,000 minimum bid for that property. Selecting multiple properties could result in all properties coming up for auction on the same day.

- The attorneys will send a final letter to the current property owners and any existing lien holders, giving them a 30 day deadline to pay their delinquent taxes and fees in full or their property will be sent to the Superior Court Judge for clearance to place up for tax auction.

- If the delinquent taxes and fees for a property are paid during that 30 day period, we will notify the individual who selected it that it has been removed from the sale.

- For properties that do not have taxes and fees paid, the attorneys will conduct a title search and post the properties in the newspaper for the mandatory time frame. Then the attorneys will present to the court.

- Once presented to Superior Court, the Judge will schedule a hearing for each property. Again, the property owner and any lien holders are notified. If there are no objections, the Judge will then grant the Tax Commissioner approval to place the properties up for auction.

- Once the Tax Commissioner has approval from the Superior Court Judge, the properties will be advertised and scheduled for the next tax sale. When the property comes up for auction, anyone can bid on it.

How can I Register for a property to send it through the JIR Tax Sale process?
There are two ways to register:
Go to the Inter-active map
To Register go to: https://bibbcountyga.governmentwindow.com/tax_sale_registration.html

What do the Status listed beside the properties mean?
Once a property has been selected the status will be updated to "**Sale Process Started**."
When Taxes and Fees are paid, the status is changed to **PAID**, and the property is no longer available.
LBA Sale [Date] see question below regarding Land Bank Authority auctions.

When will I receive a notice telling me when a property will come up for Auction?
The Tax Commissioner's Office will send notices to all individuals who registered and selected properties or who requested to be added to our JIR distribution list. The notice will state which properties will go up for auction at the next sale. The attorney's send the list of properties that have been cleared by the Court the week before the next auction. The list of properties going up for auction, will be emailed to the distribution list as soon as they are received. All property auctions are on the first Tuesday of the month. When properties come up for auction, anyone can bid on them.

What is the Opening Bid for a property under the Judicial In Rem Tax Sale?
The opening bid for every property is the total amount of taxes and fees due on each property.

If I am the winning bidder for a property, how and where can I make payment?
Individuals winning a bid may pay by certified bank check, Bank Wire Transfer, money order or cash for the actual purchase price brought to the Tax Commissioner's Office on the day of the sale. The Tax Office is located at 188 Third Street, Macon, GA 31201. We start accepting payments one hour after the close of the sale.

When will I receive a deed to the property?
The attorney will transfer, file and mail the deed to the highest and best bidder (new owner) after the 60-day redemption period has expired and after confirmation of payment. (5 to 10 business days after last day of redemption period)

What happens if the property is redeemed?
If the property is redeemed, the high bidder will be notified and a refund for their purchase price (high bid) will be issued by the Tax Commissioner's Office within 10 to 15 business days of the redemption.

When are new properties added to the JIR Tax Sale List?
The Judicial In Rem Tax Sale was last updated with the properties not sold during the previous month's Sheriff's Deed sale. We continue to update the list as owners pay the delinquent taxes and fees and properties are no longer available.

How does the Land Bank Authority get properties to sale thru the JIR Tax Sale Process?
There may be two separate auctions for properties on the Judicial In Rem Listing. The first is held by the Tax Commissioner, where anyone can bid, including the Macon-Bibb Land Bank Authority.

- The Land Bank Authority has agreed to partner with the Tax Commissioner and will make the opening bid, which is the amount of Taxes and Fees due on each property. If the LBA is outbid, they will step aside and not bid again on that property. The attorney will transfer, file and mail the deed to the highest and best bidder (new owner) after the 60-day redemption period has ended and confirmation of payment.

- If the Land Bank Authority is the High Bidder (only bidder) at the Tax Commissioner's Judicial In Rem Tax Sale, the LBA will request all taxes and fees be abated. After the 60-day redemption period, the LBA will place the properties up for auction with a starting bid of $3,000. The LBA auctions are the last Wednesday of each month. The attorney will transfer, file and mail the deed to the new owner within twenty days after confirmation of payment.

- Someone may choose to let a property of interest go to the LBA auction, in hopes of purchasing the property for a price lower than the taxes and fees due on the property. But each auction is different, and each property may have an unknown number of people interested in it. There is no guarantee that the property will sell for a lower price at the LBA sale, as some properties have sold for more than the original amount of delinquent taxes and fees.