

GENERAL INFORMATION REGARDING THE TAX SALE

1. Person(s) who owe delinquent real estate taxes or special assessments in Woodson County are not eligible to purchase real estate at the tax sale. All prospective bidders will be required to register and sign a sworn affidavit that they do not owe delinquent real estate taxes or delinquent special assessments according to the records of the Woodson County Treasurer.
2. The parent, grandparent, child, grandchild, spouse, of a person who owns a tract in the tax sale is not eligible to bid on that tract. Each buyer will be required to sign an affidavit that he/she has no connection with the previous owner.
3. The buyer is responsible for paying the sale price, the Current Year and beyond real estate taxes and the deed recording fee. There are no exceptions. **CREDIT CARDS ARE NOT ACCEPTED FOR THE DEED RECORDING FEE.**
4. Terms of the sale are cash, personal check, money order, cashier's check, or credit card.
5. The buyer will not receive a deed the night of the sale but will receive a certificate of sale. Deeds will be recorded by the county and will be distributed shortly after the purchase funds have cleared and the sale is confirmed by the District Court.
6. The properties will be sold in the order they appear in the paper. Some properties may be removed from the sale due to redemption or other reasons. **PROPERTIES ARE SOLD AS IS AND THE SHERIFF IS CONVEYING TITLE TO REAL ESTATE ONLY.**
7. The county reserves the right to set minimum bids on each property.
8. The bidder is deemed to know which property they are bidding on and all sales are final.
9. There are certain situations in which an action can be brought to set aside a judicial foreclosure and sale of property. Generally, those actions must be brought within one year of the date on which the sale is confirmed. However, buyers are encouraged to seek legal advice before making improvements or other disposition of the properties.
10. Prospective bidders will be required to register in advance with the Woodson County Treasurer's Office. Representatives from the Woodson County Treasurer's office will be available to certify that bidders do not owe delinquent real estate taxes.