City of Sugar Hill | Property Tax
5039 W Broad St. Sugar Hill, GA 30518
770-945-6716 | propertytax@cityofsugarhill.com

PROSPECTIVE BIDDERS AND PURCHASER'S

- A MINIMUM OPENING BID WILL BE STATED FOR EACH PARCEL.
- Bids will only be accepted in total dollar amounts.
- Each parcel will be sold to the BEST AND HIGHEST BIDDER FOR CASH or CASHIER'S CHECK IN US DOLLARS ONLY.
- PAYMENT MUST BE MADE WITH-IN THE TIME LIMIT STATED BY THE AUCTIONEER FOLLOWING CONCLUSION OF THE SALE. Bring payment to the office of the Tax Commissioner. Purchaser will be given a receipt for purchase.
- Sheriff's Deed will be forwarded to the purchaser at the address shown on the receipt at the earliest date possible.
- All property being sold is the property described in the legal ads.
- EVERY EFFORT has been made to locate the described parcels' owner(s) and place a Notice of Levy on the property. However, all sales are based on the legal description, not the location of any signs.
- **IN THE EVENT THAT ANY BIDDER REFUSES TO COMPLY WITH HIS / HER BID SHALL STILL REMAIN LIABLE FOR THE BID AMOUNT**. If payment is not received, the property may be auctioned again at the earliest time, within the legal hours of sale on the same day and this person will not be able to make future bids.
- By registering or attempting to bid you affirm that you do not owe any delinquent property taxes in Georgia. Any individual, entity, or representative who currently owes outstanding delinquent ad valorem property taxes (state, county, municipal, or school) in Putnam County, or any other Georgia jurisdiction, is barred from registering as a bidder, obtaining a bidder number, placing any bids (verbally by card or otherwise), or otherwise participating in this sale.
- **PLEASE REMEMBER THAT THIS IS A LEGAL PROCEEDING, AND ALL BIDS ENTERED ARE BINDING AND THE BEST AND HIGHEST BID WILL BE COLLECTED IN FULL.**

Right of Redemption and the Amount Payable for Redemption

When real property is sold at a tax sale, whether to an individual, city, or to the county; the owner, creditor, or any person having an interest in the property may redeem the property from the holder of the tax deed.

The owner, creditor, or any other person with interest in the property, must pay the tax deed purchaser, the tax amount of the property paid at tax sale, plus any taxes paid on the property by the purchaser after the sale, plus any special assessment on the property, plus a 20% premium for the first year or fraction of a year, and a 10% premium of the amount for each additional year or fraction of a years, which has elapsed since the date of sale. A premium of 20% must also be paid when the County is the purchaser. (OCGA 48-4-42)

The owner, creditor, or any other person with interest in the property may redeem the property at any time during the twelve (12) months following the tax sale. The purchaser of the tax deed cannot take actual possession of the property during this time. The tax deed purchaser is not authorized to receive rents or make improvements to any structure on the property or grade any lot prior to this time.

When the property has been redeemed (all monies due the purchaser paid as prescribed by law), the purchaser shall then issue a quitclaim deed to the owner of the property (as stated on the fi.fa) releasing the property from the tax deed.

This redemption of the property shall put the title conveyed by the tax sale back to the owner, subject to all liens that existed at the time of the tax sale. If the redemption was made by any creditor of the owner or by any person having any interest in the property, the amount expended by the creditor or the person interested shall constitute a first lien on the property. (OCGA 48-4-21; 48-4-41; 48-4-42; 48-4-43; 48-4-44)

Notice of Foreclosure of Right to Redeem

After twelve (12) months from the date of the tax sale, the purchaser at the tax sale may terminate or foreclose on the owner’s right to redeem the property by causing a notice(s) of the foreclosure to be served by certified mail to the owner of record and to all interest holders which appear on the public record. In addition, the notice of foreclosure is to be published in the county in which the property is located, once a week for four (4) consecutive weeks after the twelve months has elapsed.

If the redemption is not made until more than 30 days after the notice, then the sheriff’s costs for serving the notice(s) and the cost of publication of the notice(s) shall be added to the redemption price. (OCGA 48-4-42, 48-4-45 and 48-4-46)

Any questions about this foreclosure process should be referred to an attorney.