

TERMS OF TAX SALE

1. Winning bids are payable at the tax sale. Payment must be made in good funds. If a payment is dishonored, a deed will not be issued, and the bidder will not be permitted to bid in future tax sales. The only acceptable methods of payment are:
 - United States currency;
 - A cashier's check;
 - A certified check; or
 - An electronic funds transfer
2. All sales are final. No refund will be given.
3. If a high bidder does not pay the amount of the bid, the sale may be reopened or rescheduled. A deed will not be issued to the defaulting bidder, who will not be permitted to bid in future tax sales.
4. All property is offered for sale "as is," without warranty of merchantability or fitness. It is the responsibility solely of the bidder to determine the suitability of the property for the intended purpose.
5. A purchaser acquires only the title of the judgment defendant, subject to any faults. The purchaser will be issued a Constable's Deed, which is a deed without warranty. The Tax Assessor-Collector and the taxing units do not guarantee the ability of the purchaser to obtain title insurance, a building permit, a certificate of occupancy, legal access, or any other entitlement.
6. Some property descriptions include a mobile home. Such a mobile home may no longer be located on the property at the conclusion of the sale or may be uninhabitable.
7. Purchasers are responsible for any additional taxes on the property that are not included in the judgment. If such taxes are not paid prior to delinquency, penalties and interest will accrue and a subsequent suit for collection may be filed.