

Rules of the Auction

This document serves as a list of general rules for Alabama GovEase auctions. Different states utilizing GovEase may have different rules for auctions. Please read this document and electronically sign as an indication of your agreement to the rules of the auction.

- The Walker County online auction will begin May 3, 2021 at 8:30 a.m. CDT. The parcels will be sold one at a time until all parcels are sold. This auction will be conducted exclusively online.
- Pre-Bidding will open prior to the online auction. GovEase will notify all bidders the date and time when Pre-Bidding will open. Bidders must be registered and approved to bid by the county in order to participate in Pre-Bidding.
- **Payment and Approval Amount MUST be arranged with each individual county tax office BEFORE the auctions begin. If you do not arrange payment and approval amount with the Walker County Administration, you will not be approved to bid.**
- **Bidder Payment Instructions:**
 1. **In-person cash and certified funds are accepted at the Revenue Commissioner's office located at 1803 3rd Ave Suite 102 Jasper, AL 35501**
 2. **Credit card payments may also be made in person or over the phone. A 2.5% transaction fee will be charged for all credit card transactions.**
 3. **All payments for liens won must be made by close of business (COB) on May 3, 2021 at 4:00 p.m. CDT.**
- A tax lien shall be sold at auction to the person who pays all taxes, interest, penalties, fees, and costs due on the property, including an \$20 origination cost, \$20 auction fee and \$5 lien certificate fee, and who in addition bids the lowest interest rate on the amount required to be paid to redeem the property from the sale.
- The beginning interest rate will start at 12% and additional bids may be made at a rate less than the immediately preceding bid in 1% increments.

- You will only enter the interest rate for the parcel on which you are bidding.
- You may enter a Minimum Interest Rate Bid at any time after the parcels have been loaded into the "**Auctions**" page and pre-bidding has been enabled. This will register the minimum interest rate amount you are willing to bid once the parcel is open for live online bidding.
- The bid clock will reset to 10 seconds each time a bid is placed within the last 10 seconds of that auction. Once bids cease and time has expired, the auction will close and be sold to the bidder who has bid the lowest interest rate.
- Ties at 0% are broken by a random numerical generator.
- **All parcels should be fully researched by the bidder prior to the auction beginning. Neither GovEase nor the county tax office can offer investment or legal advice.** Should you have specific legal or investment questions, it is recommended that you seek the advice of a competent legal professional.
- All third-party images obtained and provided by GovEase may not be 100% accurate. Any parcel without a valid address will show a default view and will not represent the actual property. It is the bidder's responsibility to carefully research each parcel on which they intend to bid.
- The Property Tax Commissioner has the right to re-bid or remove a parcel at any time during or after the auction if they so choose. This is at the sole discretion of the tax office.