

County Commissioners
Colm Willis, Chair
Kevin Cameron
Danielle Bethell



Chief Administrative Officer
Jan Fritz

Chief Financial Officer
Jeff White

MARION COUNTY FINANCE RULES FOR THE SALE OF TAX FORECLOSED PROPERTIES AT PUBLIC AUCTION NOVEMBER 17, 2026

The rules of this sale are as follows:

- 1) You must register as a bidder and receive a number to identify you as a bidder before the auctioneer will recognize you, and your bid is accepted.
- 2) The properties are being sold by oral bids for sale by cash or certified check, cashiers check or money order.
- 3) A bid below the minimum bid set by the Board of Commissioners is an unsatisfactory bid and will not be accepted.
- 4) Bidding shall be in increments of \$1,000.00. (This means the bids must be in multiples of 1,000, i.e. 1,000; 2,000; 10,000, 20,000 etc.). A bid in an increment less than at least 1,000, such as 38,500 will not be accepted.
- 5) After bids have been called for three times at a given price, and no further acceptable bids are offered, the auctioneer shall sell the property to the highest bidder.
- 6) If no satisfactory bid is received for a property announced for sale, the property will be removed from the sale and will not be offered again at this auction.
- 7) After bids have been called for on all properties, the sale will terminate whether or not all properties have sold.
- 8) Successful bidders will be required to sign a certificate of sale immediately after the completion of this sale – that is the bid price has been delivered to, and accepted by Marion County. If signing as or on behalf of a corporation or LLC, bidder will be required to provide proof that they are an authorized signer and resolution(s) or other authorization document for a person or individuals with authority, approving, directing, or otherwise authorizing the transaction.
- 9) Payment in full by cash, certified check, cashier check or money order is required at the time of sale. No land sale contracts are available for properties sold at this public auction.

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- 10) The purchaser is responsible for all recording fees. Fees are paid directly to the County Clerk's Office. The funds for this sale are due to Marion County Finance before the quitclaim deed will be released.
- 11) In the event the high bidder fails to complete the purchase of the property, the second highest bidder will be notified and have the opportunity to purchase the property. If the second highest bidder elects not to purchase the property at their bid price, the third highest bidder may be notified and given the opportunity to purchase the property at their bid price, or the property may be retained for a future sale.
- 12) Marion County is selling the real property and makes no claim, representations, or warranties as to any personal property on the premises; however, the property is being sold "**AS IS**". Therefore the county will **NOT** remove any structures, fixtures, or personal property from the premises.
- 13) ALL PROPERTIES ARE BEING SOLD "AS IS," WITHOUT WARRANTY AS TO THE CONDITION OF THE TITLE AND WILL BE CONVEYED BY QUITCLAIM DEED.
- 14) The properties offered in this sale may not be within a fire protection district protecting structures. The property is subject to land use laws and regulations, which, in farm or forest zones, may not authorize construction or siting of a residence. The person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses and existence of fire protection for structures.
- 15) The county has not performed any environmental assessment of the properties offered for sale. If you purchase the property, you understand and agree that the county is not responsible for any conditions on the property and will not be liable for any contamination, or any cleanup, mediation, abatement, mitigation or remediation.
- 16) ALL SALES ARE FINAL.

Thank you for your interest in

Marion County Tax Foreclosed and Surplus Real Property Auctions.