

ADVISORY TO BIDDERS IN MADISON COUNTY

Courtesy of Kania Law Firm - taxsales@kanialawfirm.com - (828) 252-8010 – www.kanialawfirm.com

Courthouse Operations:

The Madison County Courthouse is located at 2 N. Main St, Marshall, NC 28753. To file an upset bid, visit the Clerk of Court's Office in the courthouse. The Clerk of Superior Court's Office can be contacted at 828-649-2200 and accepts bids from 8:30am-5:00pm, Monday through Friday.

For a more complete listing of court operations in Madison County:

Please visit the [NC Courts Official Website](#).

Sale & Bidding Instructions:

****If you see a property on our website that does not have a sale date posted, we are actively working on it and it is not available for bidding yet****

1. Courthouse Sale: The first opportunity to bid on a property is at the public auction, which is held at the County Courthouse of which the property resides. There will be a designated start time and Opening Bid amount. The Opening Bid amount includes delinquent taxes owed, court costs and attorney fees. If you are the winning bidder at the auction, you will be required to submit a deposit of 5% of your bid or \$750, whichever is greater, in certified funds or cash. There is no registration required to attend the sale.

2. Upset Bid Period:

After the sale takes place, the 10-day upset bid period begins. Filing an upset bid means placing a higher bid on the property. Upset Bids are filed at the Clerk of Courts office in the same County's courthouse and must be 5% more than the previous bid. Every time an upset bid is filed, the 10-period starts over.

3. Bid Closing:

Once no further bids have been raised for a full 10 days, the bidding process concludes and we declare a winning bidder.

4. Sale Confirmation:

We will send the winning bidder a demand letter with next-step instructions giving them 2 weeks to tender funds. Once received, we will file a Motion for Confirmation of Sale with the court.

5. Deed to Property:

After the sale is confirmed and recorded by the Court, we will mail the new owner a Commissioner's Deed. The new owner will then want to record their deed at the Register of Deed's office in Madison County.

Additional Information:

For questions about tax sales, please call Kania Law Firm at 828-252-8010x222 or visit www.KaniaLawFirm.com.