

Cocke County Circuit Court

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111 Court Avenue • Room 201
Newport, Tennessee 37821

Kristy L. Nease, Clerk

1. What is a tax sale?

A tax sale is an auction of parcels of property that have delinquent taxes.

2. What is the date and time of the tax sale auction?

No specific date has been set yet. Will update website once a date is decided upon.

3. Where will the auction/sale be advertised?

The tax sale will be advertised in the local newspaper and on our website – cockecircuit.com

4. When are tax sales advertised?

2 - 3 weeks before the sale.

5. How and when do you register for the tax sale auction?

You, will register the morning of the sale and upon registration be given a bid number, list of properties, and any other information that is available.

6. Is it possible to register by mail?

No, you cannot register by mail.

7. Can I participate on-line?

No, auction is in person only.

8. What type of payment is required at auction?

Cash, money order, cashier's check, or debit / credit card (2.5% processing fee, added by the card company, will be added to amount.)

9. What type of bidding process is used?

This is an open, public auction.

10. Will the sales be final?

Yes, all sales are final at the auction.

11. Will all other liens be cleared from the property as a result of the sale?

Contact the Delinquent Tax Attorney for information.

12. Is there a redemption period before I can take possession once a property is acquired through tax sale? If so, what is the redemption period?

The new owner cannot take possession of the property until one year from date the Order of Confirmation is filed. (To protect your interest in the property, you can obtain insurance and secure the property i.e.: repair broken window / door/ roof etc.) (Any money that is spent on the property – receipts will need to be turned in to Circuit Court – in order to obtain reimbursement.)

13. If there is a redemption period, does the investor earn interest during the redemption period? If so, what is the annual interest rate?

There is an annual interest rate of 12% accrued at 1% per month earned on the property during the redemption period.

14. If an eviction is necessary, will the County assist in this matter?

No. The County does not assist with evictions.

15. Will I receive a document to verify the purchase? Will it be a deed or a certificate of lien?

You will receive a receipt showing the amount you paid. At the end of the redemption period, the County will issue a deed.

16. Do you allow investors to invest at your tax sales without attending the tax sale?

No

17. Is a current list of available properties or liens available?

The available properties are published 2 – 3 weeks before the tax sale in the Newport Plain Talk, on our website – cockecircuit.com, pick up a copy at the Circuit Court Office or contact the office at (423) 623 - 6124 and one can be e-mailed to you.

18. Is a copy of the county and States statues and rules regarding the tax sale available for purchase?

No – available on the CTAS website. <https://www.CTAS.tennessee.edu>

19. Would you please place me on your mailing list if you have one?

Yes, contact Circuit Court at (423) 623 - 6124

20. Can I get a list of properties whose redemption period has already expired?

There are no properties available. Purchasers has had deeds made / recorded and any County purchased property one would need to contact the County Mayor.

21. When will the list of unsold/unbid-on property be available? There is rarely property remaining after an auction that has not been sold or bid on. If there is any property that was not sold or bid on, the one - year redemption period applies to the County.

