

Rules of the 2026 Cullman County, Alabama Online Tax Lien Auction

The 2026 Cullman County Tax Lien Auction for unpaid 2025 ad valorem property taxes will be managed through the online auction service, SRI Services.

This document serves as a list of general rules for Alabama SRI Services online auctions.

Different states utilizing SRI Services may have different rules for auctions. Please read this document and acknowledge as an indication of your agreement to the rules of the auction.

- The Cullman County online auction will begin Tuesday, May 5, 2026 at 10:00 a.m. CST. The tax liens for all delinquent parcels will be sold in five batches starting at 10:00 a.m. CST with staggered closings until all liens are sold through the auction process closing at 11:00 a.m. **This auction will be conducted exclusively online.**
- Pre-bidding will open prior to the online auction. Bidders **must** be registered and approved to bid by Cullman County to participate in Pre-bidding.
- **Payment must be arranged with the Cullman Revenue Commissioner's office before the online tax lien auction begins. Bidders who do not pre-arrange payment with the Cullman County Revenue Commissioner prior to the auction will not be approved to bid.**

Bidder payment instructions:

- In-person cash or certified funds will be accepted at the Revenue Commissioner's office located at **500 2nd Avenue SW, Cullman, AL 35055.**
- Payments by wire transfer will be accepted per the instructions of the Revenue Commissioner's office. For wire transfer instructions, call (256) 775-4862.
- All payments for lien auction items won must be made by **2:30 p.m. CST on Friday, May 8, 2026.**

Overview of the Cullman County Online Tax Lien Auction

- A tax lien shall be sold at auction to the person who pays the total auction amount, bids the lowest interest rate on the amount required to be paid via redemption on any lien in the auction.
- The beginning interest rate will start at 12% per annum, and additional bids may be made at a rate less than the immediately preceding bid in 1% increments.
- Bidders will enter their requested interest rate only for each respective parcel on which they are bidding.
- Bidders may enter a "Minimum Interest Rate Bid" at any time after the parcels have been loaded into the "Preview Auctions" page and pre-bidding has been enabled. This will register the minimum interest rate amount a bidder is willing to bid once the parcel is open for live online bidding.

- Ties of lien bids at 0% interest are broken by a random numerical generator.
- **All parcels should be fully researched by a bidder prior to the auction start. Neither SRI Services nor the Cullman County Revenue Commission can offer investment or legal advice. Should bidders have specific legal or investment questions, they should seek the advice of a competent legal professional.**
- All third-party images obtained and provided by SRI Services may not be 100% accurate. Any parcel without a valid address will show a default view which does not represent the actual property for which the tax lien is being auctioned. It is the bidder's responsibility to carefully research each parcel on which they intend to bid.
- The Revenue Commissioner has the right to re-bid or to remove a parcel's lien at any time during or after the auction if he so chooses. This is at the sole discretion of the Tax Official, Barry Willingham, Cullman County Revenue Commissioner.

Signature: _____

Print Name: _____

Date: _____

Time: _____