

February 13, 2017

PLEASE READ CAREFULLY!

**2017 SALINE COUNTY TREASURER'S PUBLIC TAX SALE
INSTRUCTIONS/INFORMATION**

It is important that you understand the complexity of the Treasurer's Public Tax Sale. If you fail to comply with the statutes governing tax sales, you could possibly lose a portion or all of your money. We are not attorneys and therefore cannot provide guidance or legal advice. Listed below are the rules of the sale. By your participation, you have agreed to these rules. Any objections to these rules may require the need to contact the county attorney, which will result in a delay or possibly a postponement of the sale.

Location and Auction Time: The tax sale will be held on the first Monday in March, being March 6, 2017, with the auction beginning at 9:30 o'clock a.m. The sale will take place in the Saline County Assembly Room which is located on the first floor of the Saline County Courthouse or other designated location in the building. The Courthouse address is 215 South Court St., Wilber, Nebraska 68465.

Registration: Investors must pay a \$25 non-refundable registration fee and pre-register on or before Thursday, March 2, 2017 in order to participate in the sale. Registrations will be accepted starting Monday, February 13, 2017 by contacting the Saline County Treasurer's Office at (402) 821-2375. All investors must complete our Registration Information Form as well as a W-9 Form. Please include a signed blank check at the time of pre-registration. It is **mandatory that all bidders "check in" on the day of the sale at the designated sale site.** You must sign the 2017 Tax Sale Register and if a blank check was not left at the time of pre-registration (preferred method), you will be required to leave your check at time of "check in". Also see the **Payment** section later in these instructions. **At "check in" you will receive an updated advertising list, which will be in descending order, based upon the amount of the unpaid principal. This updated list will be the list used throughout the sale.** Please arrive early enough to identify that the liens you wish to purchase are still available on the updated property listing.

Qualified Investor/Bidder: Bidders must be at least 19 years of age or older on the day of the sale. A photo ID of the Bidder containing name and date of birth must be presented at the time of "check-in". An investor/bidder must be separate and distinct from the other investor/bidders. Each qualified investor/bidder is required to have a Taxpayer Identification Number or Social Security Number different from all other investors/bidders. One bidder may not represent multiple entities and an entity may not be represented by multiple bidders. Investors who register as basically the same entity,

for example “Bank of the North DTR” and “Bank of the North Debtor” is clearly the same entity and will be disallowed. Any bidder who checks in after a bidding round has started will need to be recognized by the Treasurer at the completion of that round. If more than one new bidder is present, tickets for each such bidder shall be placed in the receptacle and selected by the Treasurer to establish their bidding order. They will then be allowed to bid in their selected order in the following round. If any entity or party elects to have a representative bid on their behalf, it is the responsibility of that entity or party to educate their representative on the sale process and on the rules of this sale.

Notice: The delinquent taxes are advertised in all three (3) Saline County designated newspapers for three consecutive weeks in February. The names of the newspapers are *The Wilber Republican, The Crete News and The Friend Sentinel*. You may obtain a newspaper by contacting any of the newspapers listed above. You may also view a copy at our website, www.co.saline.ne.us . For additional property information, all Parcel Identification Numbers are listed and may be used as a search tool at either www.nto.us or www.saline.assessor.gisworkshop.com.

Tax Sale Rules: The sale will be conducted in a round-robin format. A count of all registered bidders will be taken. Sequentially enumerated tickets will be placed in a receptacle to represent each individual bidder. The treasurer shall select by hand a random number from the receptacle and assign it to the bidder in the order in which they signed the Register. The number selected from the receptacle for the registered bidder shall represent the order in which the bidder may purchase property. After the bidding order has been established, each bidder may then purchase one parcel, subject to sale from the entire tax sale list per round. If you are interested in the taxes on only one particular parcel, you may select your parcel at your turn and then withdraw from the sale. You may pass your turn on any round or you may withdraw from the sale at either the beginning or at the end of your turn. **It is important that you mark off tax liens as they are purchased, as your turn will be forfeited if you are unable to successfully select an available parcel after three attempts.** A time limit of one and a half minutes will be allowed to select a parcel. If you are not present when your number is called, your turn will be forfeited.

Any bidder who checks in after a bidding round has started will need to be recognized by the Treasurer at the completion of that round. If more than one new bidder is present, tickets for each such bidder shall be placed in the receptacle and selected by the Treasurer to establish their bidding order. They will then be allowed to bid in their selected order in the following round. Also see the **Qualified Investor/Bidder** section described above.

During the sale, all cell phones will be OFF or SILENT. If it is necessary for you to leave the sale to take/make a phone call, the sale will continue without you. You may therefore miss your turn.

Each parcel listed on the delinquent tax list will be placed on a separate Tax Sale Certificate and each Certificate will be charged a \$20.00 fee. The \$20.00 fee is non-refundable upon redemption. Tax Sale Certificates will be issued in the name and with

the address as it appears on your W-9 Form. Delinquent interest and applicable advertising charges will be added to the amount of unpaid principal and will become a part of your purchase. All interest and advertising will be calculated to the date the taxes were sold, that being March 6, 2017. Once the following bidder selects a parcel, the previous bidder's property is considered sold and purchased. There are no refunds on sold and purchased property tax liens. There are NO assignments whatsoever on the day of the sale. These are the general rules of the sale process. By your participation, you have agreed to these rules. If there are any objections to these rules, contacting the Saline County Attorney may be necessary which will result in a delay and or a possible postponement of the sale. Chapter 77, of Nebr. Rev. Stat., specifically deals with tax sales and tax sale certificates. You may view the chapter at <http://uniweb.legislature.ne.gov/laws/laws.php>. Issues that require decisions that are not statutory will generally be in favor of the owner(s) of the Saline County property, as my priorities are to the taxpayers of Saline County. There are statutory time limits which determine the life of a tax certificate as well as statutory requirement timelines with respect to treasurer's deeds and foreclosure. We do not provide any notifications of these expiring times nor do we advise you on the treasurer's deed or foreclosure process.

Payment: Please leave a blank check payable to the Saline County Treasurer at the time of pre-registration (preferred method). If you do not leave your blank check at pre-registration, it will be required that it be left during "check-in". You may wish to stamp/write "for deposit only" on the back of your check. A separate check is required for each qualified investor/bidder. Checks from any party who is not a Saline County Taxpayer or has never purchased taxes at a Public Tax Sale in Saline County, will be required to provide the Treasurer's office with a letter from their financial institution stating the account holder's name, the account number and the maximum amount that the check may be written for.

Processing of Certificates: Our office makes a very conscious effort to have all Certificates completed in a timely fashion. Original Certificates will be mailed to you as well as the validated real estate receipts which support your purchase. We will also send you a photocopy of your check which we completed for the total amount of your purchase. Any advertised tax, which may get paid, prior to your Certificates being processed will not become a part of your tax lien purchase.

Assignments: There is a \$20.00 fee for Tax Sale Certificate assignments. The fee is not refundable upon redemption. There will be NO assignments whatsoever on the day of the sale. Upon presentation of the original certificate, the certificate of purchase shall be assignable by endorsement, and an assignment thereof shall vest in the assignee, or his or her legal representatives, all the right and title of the original purchaser. Any assignment within 45 days of March 6, 2017, will require a notarized letter directing the assignment, the \$20.00 fee and a copy of the cancelled check to the assignor demonstrating that due consideration has been given for the Tax Certificate(s). This is being required and will be enforced to protect the equitability of the sale for all participants.

Exemptions: Saline County does not sell tax sales on properties in bankruptcy or on properties owned by government entities. If you buy a tax sale on a parcel which later goes into bankruptcy or is taken over by a governmental entity, you may need to seek the advice of an attorney.

Subsequent Payments: You may pay the subsequent taxes when they become delinquent, although you are not required to do so. Please understand that you will not be able to purchase the subsequent delinquent taxes until we have completed processing all the mail that we receive from our taxpayers during the delinquent tax payment periods. We ask that you contact our office approximately 7 to 10 days after May 1 and September 1 to pay subsequent taxes. To pay the subsequent taxes, you need to provide our office with a listing of the parcel numbers and Certificate numbers that you want to pay the delinquent taxes on.

Redemption: When a tax sale certificate is redeemed, you will be notified by the method you requested on your Registration Information form. The original Tax Sale Certificate must be returned to our office along with the validated real estate receipts. You will then receive a check from our office which will include 14% interest from the date of sale to the date of redemption. Your \$20.00 Certificate fee will not be reimbursed.

Foreclosure: We do not provide legal advice with respect to a foreclosure. It is however your statutory responsibility to notify the treasurer's office if a foreclosure action is filed. Failure to do so could result in a loss of recovering various foreclosure fees. Please provide notification to the Saline County Treasurer with respect to any Motion/Order being filed for dismissal of your foreclosure action.

IMPORTANT: THESE TAXES ARE BEING BOUGHT AT YOUR OWN RISK. Any complications, which may result by your tax purchase, become the responsibility of the Investor. You may need to consult with an attorney to protect your interests should a need arise.

The above information is subject to change and does not constitute legal advice.

Please direct any questions to my attention at (402) 821-2375.

Thank you.

Debbie Spanyers
Saline County Treasurer