

DAWSON COUNTY TREASURER

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TAX SALE INFORMATION

November 1, 2006

It is important that you understand the complexity of the tax sale process before you participate. This is a “buyer beware” market. If you fail to comply with the specific statutes governing tax sales, you may lose all or part of your investment

Before making the decision to participate in a tax sale, you may want to read NEBRASKA STATUTE § 77-1801, Section 18 of Chapter 77 and/or visit an attorney. This chapter is available at <http://statutes.unicam.state.ne.us/>. You are not purchasing the property. You have no authority over the property or its disposition. You are purchasing a tax lien on the property by paying the back taxes. You may take action to foreclose on the property if the tax sale has not been redeemed within the time frame set by statute.

REGISTRATION:

Pre-registration must be completed before the sale. Packets containing your bidding number will be handed or mailed out in a random fashion and will also contain an Information Sheet. Please return the completed information on or before the Friday prior to the tax sale.

QUALIFIED BIDDERS

Bidders must be separate and distinct bidders. Each qualifying entity must possess a separate Federal Identification number or Social Security number.

NOTICE OF TAX SALE

Delinquent taxes are advertised during the first three weeks in February in the designated legal newspaper. You may purchase a copy directly from the designated legal paper, or you may purchase a computer-generated copy, computer disc or have an e-mail sent directly to you from the Dawson County Treasurer for \$15.00. Properties may be researched in the office of the Dawson County Treasurer or on line at www.nebraskataxesonline.us.

THE TAX SALE

The tax sale will be held on the first Monday in March at 9:00 a.m. in the Dawson County boardroom or another designated location. The auction will start promptly at the designated time. If you are late and the auction has already begun, you may step into your bidding place for the next round.

Cell phones must be turned OFF. If you are required to leave the room to take or make a phone call during the sale, the tax sale will continue with out you.

The auction is conducted in the round robin format used extensively in Nebraska. The parcels of property for sale will be advertised in descending order by tax amount. Each parcel will be assigned a number that will be included on the advertising list and they will be sold using that number. Bidder number one will have the option to purchase parcel number one. If the first bidder chooses not to purchase the tax, then the second bidder is offered the option, and the bidding continues around the room, offering the same parcel to all bidders. The second parcel is offered to the 2nd bidder, in the same fashion. The auction is continued in this manner until all available properties are sold.

When you have reached your plateau of bidding, you may leave the room and present your list of purchases to the clerk in the treasurer's office. *Payment is expected at time of sale.* You will be expected to provide a blank check payable to the Dawson County Treasurer. We will then process your tax sales in a timely fashion and mail you copies of the certificates. We hold the originals here to reduce the risk of loss. When we have computed a total purchase amount we will process your check, and e-mail or fax you with the total purchase check amount.

The certificates will be issued in the name that you designated when you registered. After the certificates are produced, a redemption fee of \$10.00 is required to execute a change of certificate ownership name or to actually assign the certificate to someone else.

We do not offer sales on property tax already in bankruptcy. If you buy a tax sale on a parcel that later goes into bankruptcy, or is taken over by a government entity, you will need to see an attorney. If you purchase a tax sale through your error, we will not make exception and allow you to relinquish purchase of that property.

REDEMPTION:

When a tax certificate is redeemed you will be paid the rate of 14% interest rate from the date of sale to the date of redemption. The \$10.00 purchase fee is not reimbursed. Upon redemption you will be sent a certified check from the taxpayer, or check from the Dawson County Treasurer if the taxpayer pays with cash.

ASSIGNMENTS:

A \$10.00 fee is assessed to all assignments. There will be NO assignments the day of the sale. The tax certificates will be issued in the name of the parties buying the certificates. Any assignments within 45 days will require a notarized letter directing the assignment, the \$10.00 fee per certificate and a copy of the cancelled check to the assignor demonstrating that due consideration has been given for the tax certificate.

Subsequent taxes *must be paid* as they become delinquent during the life of the certificate. Purchase of the subsequent tax may not occur before May 1st and September 1st of the following year. Please do not call us until the third week or later of these months, because we will not sell any subsequent taxes until we have completed processing tax payments made by mail during those months.

TAX SALE INFORMATION SHEET

Name on Certificate: _____

Address on Certificate: _____

City: _____ State _____ Zip _____

Tax ID OR Social Security No: _____

Primary Phone Number: _____

Fax Number: _____

E-Mail: _____

Primary Contact: _____

Secondary Contact: _____

Attending Representative: _____
(Identification required)