

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 state statutes that govern tax sales, you may possibly lose some or all of your investment. We are not attorneys and cannot provide legal advice. By participating, you have agreed to comply with the rules of the sale.

You are not purchasing the property. Nebraska Revised Statutes Chapter 77, 1801-1941 refers to tax sales and certificates. You may view the chapter at the following website: www.nebraskalegislature.gov/laws/browse-statutes.php The State Statutes may be changed from time to time by the Nebraska Legislature. You are purchasing a tax lien on the property by paying the back taxes. During the next three years, you may pay subsequent delinquent taxes as they become delinquent after May 1 and Sept 1 of each following year. There are statutory time limits which determine the life of a tax certificate. If the certificate is not redeemed by the property owner and you do not take action to foreclose within the statutory time limits you may lose your entire investment. Statutory requirements include notification timelines for certified mail and newspaper publication. **We do not provide any notification to you of these expiring time limits nor do we advise you on how to foreclose on a tax sale.** These taxes are being purchased at your own risk. It is your responsibility to research any and all records pertaining to such lands and lots; to know what you are buying. Any complications that may arise become the responsibility of the purchaser.

The delinquent taxes are advertised in the local newspaper for three consecutive weeks in February. The list is also available on the Nebraska Department of Revenue website at www.revenue.nebraska.gov. You may also search and view property information at www.nebraskataxesonline.us (Special Assessments and Irrigation are not available online.) The complete list is also available on the county website at: www.morrillcountyne.gov click on the Treasurer tab at the top of the page. You will also find the forms and information there as well.

QUALIFIED BIDDERS:

Each individual may only represent one entity. One individual may not represent multiple entities and multiple bidders may not represent a single entity. Bidders must be separate entities with a distinct Federal ID# or Social Security#. Bidders who register as basically the same entity will be disallowed and only one representative will be allowed to participate. Bidders must be at least 19 years of age and be able to present a photo ID with a date of birth *if requested*.

LOCATION:

Due to the constant change in directed health measures, the tax sale will not be held at the courthouse building but instead will be held at **713 L St, Bridgeport, NE.** (This location is just a little south and west of the Treasurer's office and is easily within walking distance.) Tax sales are held on the first Monday in March starting at 9 a.m.

REGISTRATION:

Registration is required along with a non-refundable \$25.00 registration fee. Each entity is required to fill in a Morrill County registration form and a federal form W-9. The name on both the registration form and the W-9 must be the same. Seating is limited, therefore it is suggested that these forms and fees be received into the Treasurer's office one week prior to the sale. You will not be considered registered until the forms and registration fee have been received. *We will not be taking registration fees at the sale location, only at the Treasurer's office.* If you wait until the day of the sale, you will not be allowed to participate until the proper paperwork is submitted at the Treasurer's office. If the sale has started, you will be required to wait until the current bidding round is completed before you can participate.

RULES OF THE TAX SALE:

Tax sales are held in person. No online or telephone bids are accepted. There will be a sign in sheet and each entity will submit a blank check for their tax purchases at the time they sign in. (This is in addition to the previously received registration fee.) Cell phones will be OFF or SILENT during the sale. If you have to leave the room to take/make a phone call, the tax sale will continue without you. You may therefore miss your turn. The sale will be conducted in the round robin format. You will receive a number when you sign in on the morning of the sale. After all numbers are distributed the treasurer will pick a number at random. That number will be the first person to be allowed to select a parcel on the tax sale list. Each person by number, in order following the first bidder, will then be allowed to pick one parcel per round until the sale is over. If you are late to the sale location, you will be required to wait until the current bidding round is completed before you can participate. You will receive the next available bidder number. You may pass your turn on any round. You may withdraw from the sale at either the beginning or at the end of **your turn**. Note that the dollar amounts in the newspaper do not include additional interest, advertising or fees and may include multiple years of back taxes so be prepared to pay more than what was published. It is your responsibility to know what you are buying.

The list used the day of the sale will be edited to remove any taxes that have been paid prior to the sale. The first column (left side of page) on the revised list will have the number of parcels available. The heading of that column is **ITEM #**. The second column shows the **PARCEL #**. When it is your turn to bid, you will give the Item #. The Treasurer will confirm with the Parcel #. If it is correct, you will answer, "yes". If it is not correct, you will answer, "no" and then give the correct Item# and the Parcel#. The Treasurer will confirm by repeating the Item# and the Parcel#. You will then answer whether it is yes or no.

To keep the sale moving, you will be given **two** opportunities during your turn to respond with your selection. If you have been asked to give your selection and you do not answer, you will be asked one more time. If you do not give an answer, you will pass your turn.

PROCESSING OF CERTIFICATES:

There will be a Tax Sale Certificate issued for each parcel at a cost of \$20 for each Certificate. This fee is not refundable. Each bidder must provide a blank check from the company designated on your registration form, payable to the Morrill County Treasurer. When we have processed all of your certificates, we will fill in the amount of your check. We will send you a photocopy of that completed check along with copies of your certificates and original receipts. Please keep these documents and all subsequent tax receipts in a safe place. Original certificates are held at the Treasurer's office. The certificates will be issued in the name that you designated when you registered. There are no refunds on purchased tax

certificates. After the certificates are produced if you decide to change the name, you will have to pay an additional \$20 reassignment fee to change certificate ownership names or to assign the certificate to someone else.

ASSIGNMENTS:

There is a \$20 fee for assignments. There will be NO assignments whatsoever the day of the sale. The tax certificates will be issued in the name of the parties claiming to be buying the certificates. Any assignments will require a letter directing the assignment the \$20 fee and a copy of the Tax Certificate that is to be assigned to another entity or person.

SUBSEQUENTS:

You will be expected to pay subsequent taxes as they become delinquent after May 1 and Sept 1 of each following year, for the next three years. They must be paid with a check from the company designated on the certificate. We will process these checks in the same manner as the original purchases. Please do not call until the third week or later of these months because we will not process subsequent taxes until we are done processing all the paperwork for people who are paying current taxes as well as all of the mail received.

REDEMPTION:

When a tax certificate is redeemed you will be reimbursed for the taxes you have paid as well as the interest earned from the date of sale to the date of redemption. Please note the \$20 certificate fee is not refundable. Upon redemption, and after we are sure the redemption check clears the bank, you will receive a copy of the Redemption Certificate along with your payment.

FORECLOSURE ACTION:

After the last date of redemption, you may take action to foreclose on the property if the tax certificate has not been redeemed. You may want to consult with an attorney. We do not provide legal advice on foreclosure actions. We do not know what the amount is for the cost and fees associated with filing and foreclosure actions in court. However, one of your responsibilities is to notify the treasurer's office when you file a foreclosure action. Nebraska Statutes often change the time limit to begin the foreclosure process. It is your responsibility to know the deadlines. ***We highly recommend consulting your attorney regarding the foreclosure process.***

PRIVATE TAX SALES:

Taxes offered during the Public Tax Sale but remain unsold, will continuously be available for purchase throughout the year. All costs and fees are the same with the exception of the registration fee.

Please understand that this is provided for your information only. We do not provide legal advice or personal bookkeeping services. Our number one priority is the taxpayers of Morrill County. We thank you in advance for your orderly and courteous participation.