

## Tax Sale Instructions

- **Rules of Sale**
  - \$25.00 Registration Fee NON REFUNDABLE
  - Sale Conducted as a Round Robin Sale (Bidder Numbers are drawn morning of sale)
  - Everyone must work off the Nemaha County Treasurer's published list
  - Dollar amounts listed are base amounts only, they do not reflect interest and advertising
  - + represent an already issued Public or Private Tax Sale Certificate
  - \*\*\* represent more than one year of delinquent tax
  - Cell Phones must be turned off during the sale. The sale will not hold if you step away.
  - It is your responsibility to know what you are buying. There are no refunds.
- **Processing Certificates**
  - \$20.00 Fee for each certificate – NON REFUNDABLE
  - No Certificate will be issued if taxes get paid PRIOR to certificate issuance
  - Takes about 5-10 days to process the certificates
- **Redemption**
  - You will be paid 14% interest from the date of sale to the date of redemption
  - The \$20.00 tax sale certificate fee is not reimbursed.
- **Payment Arrangements for Today**
  - Blank Checks, W-9, Contact Information and the Buyer's Number Sheet MUST be left at the Treasurer's Office the day of sale.
  - We will fax a copy of the check if asked or we will mail a copy of the check with certificates
- **Buyers Documents**

Once tax sale certificates have been processed, we will send the following documents to the buyer by mail

  - Original Tax Sale Certificates.
  - Copies of paid tax receipts
  - Copy of the Check
  - Redemption checks if any get redeemed before mailing goes out
- **Subsequent Payments**
  - Buyers should purchase subsequent taxes as they become delinquent
- **Bankruptcy**
  - Taxes for properties in Bankruptcy will not be sold
  - Future Bankruptcies – We will not guarantee that you will be notified
- **Transfer Deed and Foreclosures**
  - We do NOT give any legal advice on how to foreclose or the notification timelines
  - You will need to have an attorney