

Resale Instructions

THIS IS FOR INFORMATION ONLY AND SUBJECT TO CHANGE WITHOUT NOTICE

INTERPRETATIONS OF THE STATUTES OR COURT CASES SHOULD BE OBTAINED FROM YOUR LEGAL COUNSEL

The Resale of Real Estate for delinquent taxes will officially open in the office of the County Treasurer at 9:00 A.M. on the 2nd Monday of every June.

All property must be sold for a sum not less than two-thirds of the assessed value of such real estate as fixed for the current fiscal year or for the total amount of taxes, penalties, interest and cost due on such property, whichever is the lesser. However, all statutory fees, costs due to advertising and treasurer's cost will be due in addition to the final bid. If there is no bid, a deed will be issued to the County.

Deeds for property sold will be sent to the successful bidder after the same has been filed with the Registrar of Deeds in the County Clerk's Office. The Treasurer shall collect \$10.00 for the deed fee.

Be aware the property is subject to redemption until the deed is filed with the Registrar of Deeds.

If any person is bidding for someone else or in the name of any firm or corporation, it should be so reported to the clerk of the resale, as the deed form prescribed by state statutes require such information.

Once property is auctioned off, sale will stop. The bidder then pays for the property by cash and must pay, in addition to the amount bid for the property, any cost and resale advertising.

In accordance with court decisions, and not Statutory Law, Tax Deeds only affect satisfaction of the taxes as listed in the official Resale Advertising publications. Other classes of Taxes are not affected and all Taxes of every nature are to be paid in addition to the amount bid for any properties in the Resale. We will attempt to advise you of all types of Taxes that the Treasurer's Office knows is delinquent and payable at this time, but we will not guarantee the amount. A Resale Deed will not affect future installments as they become due on special assessments; such as paving, sewer, water, or any other lawful tax.

The County Treasurer's primary function is tax collection. We make every effort to see that Tax Deeds are issued in accordance with the Statutes, but the buyer assumes all responsibility and liability on purchase.

Each buyer is responsible for knowing what property is bid upon and each property should be inspected by the buyer prior to entering a bid upon it.

Each bidder should research the records and inspect the property that they are considering prior to entering a bid. Some federal, state and city liens may still exist and be valid against the property.

All property, although listed by publication for sale, upon which the taxes have been paid will not be called. Bidding will open and properties as listed in the newspaper will be sold.