

# VALLEY COUNTY TREASURER

## TAX SALE INFORMATION

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 specific statutes governing tax sales, you may lose all or part of your investment.

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 delinquent 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.

A tax sale certificate is purchased and held for three years. Prior to maturity at the end of the three years, there are laws governing proper notice and foreclosure proceedings. You will probably need to consult an attorney for proper, timely notices if foreclosure action is to be taken.

Before making the decision to participate in a tax sale, you may want to visit with an attorney and/or research applicable statutes at <https://nebraskalegislature.gov/>

### **REGISTRATION:**

Pre-registration of a purchaser is required by the Friday prior to the tax sale. The registration fee is \$25.00 and must be paid prior to commencement of the tax sale. A registration form from our office must be completed showing name, address, telephone number and a Federal ID or Social Security number. If an agent (minimum age 19(\$43-2101) is acting on behalf of a company, the name and telephone number of the agent is required. Random numbers are drawn by each participant. This number will be used to designate the seating and purchasing sequence. A colored marker will be assigned to highlight the parcels selected.

### **QUALIFIED PURCHASERS**

Purchasers must be separate and distinct bidders. A blank check payable to the Valley County Treasurer is required at the time of registration. A W-9 form is required for each registrant and if the registration is for a corporation, it should be indicated on the registration form.

### **NOTICE OF SALE:**

Delinquent taxes are advertised in the designated legal newspaper, The Ord Quiz, for three weeks in February beginning with the first full week. Contact The Ord Quiz at 308-728-3261 or visit <https://www.theordquiz.com/> to obtain a copy.

A faxed or scanned copy of the advertising list may be obtained from our office for a charge of \$5.00. You can email a request to [treasurer@valleycountyne.gov](mailto:treasurer@valleycountyne.gov). The list is also available on the Nebraska Department of Revenue website at <https://revenue.nebraska.gov/PAD/real-property/nebraska-delinquent-real-property-list>.

Tax records may be researched in the office of the County Treasurer, <https://nebraskataxesonline.us/>  
[www.valley.gisworkshop.com](http://www.valley.gisworkshop.com)

### **THE TAX SALE:**

The tax sale will be held on the first Monday in March and 9:00 a.m. in the Valley County Boardroom via the County Treasurer's Office. The auction will start promptly at the designated time. If you are late and the sale has already begun, you may take your place when the next round begins.

Cell phones must be turned off or on vibrate. If it is necessary to use your cellphone during the sale, please step out. The sale will continue and you can rejoin when you have finished the call.

The sale is conducted in the round robin format using the advertising list. The parcels of property are advertised in descending order by dollar amount. The list is numbered and those numbers will be used to identify each selection along with the dollar amount. Each purchaser will use the colored marker assigned when checking in to select the parcel that they choose during each round. The sale will commence with purchaser number one, determined by the random drawing at the beginning of the sale. The sale will continue going in order until each purchaser has made their selections and withdraws from the sale.

When finished making your selections, you may leave. We will process the tax sales in a timely fashion and send copies of the certificates by mail. There is a \$20.00 charge for the issuance of each tax sale certificate plus 25¢ per copy and postage. A copy of the completed check will be included with the paperwork. The certificate will be issued in the name according to the registration form. Any changes after issuance will result in additional charges.

\*\*\* THERE ARE NO REFUNDS ON PURCHASED TAX SALE CERTIFICATES \*\*\*

We do not sell tax sale certificates on properties in bankruptcy or properties which are owned by government entities. If you buy a tax sale on a parcel which later goes into bankruptcy or is taken over by a government entity you will need to see a lawyer.

### **REDEMPTION:**

When a tax certificate is redeemed prior to maturity, you will be paid the rate of 14% interest from the date of the sale to the date of redemption. The \$20 certificate fee is not reimbursed. Upon redemption, you will receive a check from the Valley County Treasurer with a copy of the redemption certificate.

### **SUBSEQUENT TAXES:**

To protect your interest, subsequent taxes should be paid following the purchase of the certificate.

You may pay the subsequent taxes when they become delinquent, although you are not required to do so.

If you do fail to purchase subsequent payments, they will be offered for sale at the next public tax sale.

If another tax sale starts against a parcel that you have a tax sale on, that could cause problems down the road for you when foreclosing or applying for a deed. You will want to talk with a lawyer about how another tax sale will affect your investment. You will not be able to purchase the subsequent delinquent taxes until we have completed the processing of all taxes paid by taxpayers. We do not send reminders or bills.

TO BE COMPLETED PRIOR TO TAX SALE DAY:

**INVESTOR INFORMATION**

COMPANY NAME \_\_\_\_\_

(as it is to appear on tax sale certificate)

ADDRESS \_\_\_\_\_

E-MAIL \_\_\_\_\_

COMPANY CONTACT PERSON \_\_\_\_\_

COMPANY PHONE NO. \_\_\_\_\_

COMPANY TAX ID # \_\_\_\_\_

OR SOCIAL SECURITY # \_\_\_\_\_

REMARKS \_\_\_\_\_

CORPORATION:	
<input type="checkbox"/>	YES
<input type="checkbox"/>	NO
<input type="checkbox"/>	UNKNOWN

**ACTING AGENT AT THE SALE INFORMATION :**

(IF UNKNOWN, CAN BE COMPLETED AT TAX SALE LOCATION)

AGENT NAME \_\_\_\_\_

AGENT PHONE NUMBER \_\_\_\_\_

(WHERE YOU CAN BE REACHED TODAY OR TOMORROW; PLEASE PROVIDE CELL #)

**Neb. Rev. Stat. § 77-1818(2)**

States: "the purchaser shall notify the County Treasurer of the amount of such fee within 30 days after completion of the service of notice."

We will accept a receipt showing the completion of personal service and at that time we will enter your administrative fee into our system for collection.

If the certificate has already been redeemed before we have received your administrative receipt, we will not be liable to collect your administrative fee.

Please do not send notices of administration fees before service has been perfected upon the property owner.

TO BE COMPLETED AT TAX SALE LOCATION:	
SEQUENCE # DRAWN _____	
COLOR OF MARKER _____	

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