

BURT COUNTY TREASURERS'S PUBLIC TAX SALE

INSTRUCTIONS/INFORMATION

LOCATION AND TIME: The Tax Sale will be held the first Monday in March, beginning at 9:00 o'clock a.m. The sale will take place in the Burt County Board Room which is located on the second floor of the Burt County Courthouse. The Courthouse address is 111 North 13th Street, Tekamah, Nebraska 68061.

NOTICE: Our Delinquent Tax list is published in the *Oakland Independent* newspaper for three consecutive weeks in February. This information is also available on the Burt County website at <https://burtcounty.ne.gov/webpages/treasurer/treasurer.html>. Additional information is available on www.nto.us and <https://burt.gworks.com/> by using the parcel identification number for reference.

REGISTRATION: The following is required for registration to be complete. A completed Registration form and a \$25.00 non-refundable check for the registration fee. (Each company/individual pays this fee that attends the sale). W-9 form filled out and signed, a signed blank check (One per bidding company) for purchases. **Registration will be accepted the day of the sale, and is required prior to, participation in the sale.** It is mandatory that all bidder's check-in on the day of the sale at the treasurer's office and sign the Tax Sale Register. A current listing of the available properties will be given out the morning of the sale. **The Courthouse opens at 8:00 a.m. and you are encouraged to arrive early to complete registration.**

QUALIFIED BIDDERS: Bidders must be at least 19 years of age on the day of the sale. Each qualified bidder is required to have a Taxpayer Identification Number or Social Security Number. One bidder may not represent multiple entities and an entity may not be represented by multiple bidders.

TAX SALE: Our Tax Sale is conducted in the "Round Robin" format. All participants will select a number which will determine their place in the rotation order. The bidder holding number one will make the 1st selection from the list and so on. You may pass or withdraw from participation at any point in the sale.

TAX CERTIFICATE: Each parcel listed on the delinquent tax list will be placed on a separate Tax Sale Certificate and each certificate will be charged a non-refundable \$20.00 fee. The Tax Certificate will be issued in the name as it appears on your W-9 Form. Delinquent interest and applicable advertising will be calculated to the date of the tax sale. If a delinquent tax is paid in the interim, between the date of the sale and the date the certificates are processed, the purchase will be deleted from your list. We will hold the original Tax Sale Certificates in our office and provide you with copies of the same.

REDEMPTION: Upon redemption by the property owner, we will print a Tax Sale Redemption and collect your original investment and remit to you a check for the original investment and any accrued interest.

SUBSEQUENT PAYMENTS: Subsequent taxes can be paid as they become delinquent on May 1st and September 1st during the life of the certificate. (3 years). To pay the subsequent taxes, you need to provide our office with a listing of the parcel numbers and the certificate numbers when paying the delinquent taxes.

FORECLOSURES AND/OR DEEDS: The Certificate of Tax Sale is held for three years before you can foreclose on the property. (Three years from the original tax sale date). This date will be listed on each of the certificates you purchased. At time of foreclosure, please contact an attorney for legal advice. Burt County does not provide this information to you. There are statutory timelines for both foreclosures or deeds, and if they are not met according to these statutes, you could lose your entire investment. If a foreclosure is filed, you are required to notify this office of the court case. You are also required to send a copy of the dismissal of the case when this occurs.

Section 77-1801 through 77-1941 of Nebraska State Statutes specifically covers all aspects of buying and foreclosing on tax sale certificates. You may view the chapter at www.nebraskalegislature.gov .

Questions may be directed to the Burt County Treasurer, Robin Olson at 402-374-2911 or treasurer@burtcountyne.gov