

## **BURT COUNTY TREASURER'S 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 statutes governing tax sales, you could possibly lose a portion or all your investment. We are not attorneys and therefore cannot provide guidance or legal advice. Listed below are the rules of the sale. By your participation, you have agreed to these rules.

**REGISTRATION:** Registration is required prior to participation in the sale. The following is required for registration to be complete. A completed Registration Form, W-9 Form filled out and signed, a signed blank check ( one check per bidding company), and a check for the \$25.00 Registration fee payable to the Burt County Treasurer (fee is non-refundable, even if you do not buy any tax certificates or you do not attend the tax sale) Registration will be accepted the day of the sale. It is mandatory that all bidders check- in on the day of the sale at the designated sale site and sign the Tax Sale Register. Upon check- in you will receive an updated delinquent listing. The Courthouse opens at 8:00 a.m. and you are encouraged to arrive early to complete registration.

**QUALIFIED BIDDER:** 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.

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

**NOTICE:** Our Delinquent Tax List is published in the *Burt County Plaindealer* 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](http://www.nto.us) and <https://burt.gworks.com/> by using the parcel identification number for reference.

**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 1<sup>st</sup> selection from the list and so on. Each round will allow the selection of one parcel per bidder. You may pass or withdraw from participation at any point in the sale.

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 Sale Certificate will be issued in the name as it appears on your W-9 Form. Delinquent interest and applicable advertising charges will be assessed to the amount of unpaid principal and will become part of your purchase. All interest and advertising will be calculated to the date of the tax sale. If a delinquent tax is paid in the interim between the date of 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.

Chapter 77, 1801 to 1941, of Nebr. Rev. Stat. specifically deals with tax sales and tax sale certificates. The website address is [www.nebraskalegislature.gov](http://www.nebraskalegislature.gov) There are statutory time limits which determine the life of the tax certificate as well as statutory requirement timelines with respect to foreclosures. We do not provide any notifications of these expiring times, nor do we advise you on the foreclosure process.

**You are NOT purchasing the property.** You are merely purchasing a tax lien on the property by paying the back taxes. After three years, you can take action to foreclose on the property at your own expense if the tax sale you purchased is not redeemed. We do not provide legal advice in respect to a foreclosure. However, it's your responsibility to notify the Treasurer's office if a foreclosure action is filed. In addition, it is your responsibility to provide notification to the treasurer of any Motion/Order being filed for dismissal of your foreclosure action.

**SUBSEQUENTS:** Subsequent taxes can be paid as they become delinquent on May 1<sup>st</sup> and September 1<sup>st</sup> during the life of the certificate. To pay the subsequent taxes, you must provide our office with a listing of the parcel numbers and certificate numbers when paying the delinquent taxes.

**REDEMPTION:** When a tax sale certificate is redeemed, you will receive the redemption receipt, and a check from our office. The check will include the 14% interest on your investment from the date of sale to the date of redemption. Your check will be sent out when we are certain the redemption check has cleared the bank.

**These taxes are being bought at your own risk. There are no refunds.  
It is your responsibility to know what you are buying.**

Questions may be directed to the Burt County Treasurer, Robin Olson at 402-374-2911 or emailed to [treasurer@burtcountyne.gov](mailto:treasurer@burtcountyne.gov)