

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. The Notice of Resale of Real Estate for Taxes will be read as approved by the State Statutes.

- ➤ The Resale will continue from day to day between the hours of 9:00 A.M. and 4:00 P.M. until completed, recessing each day for lunch at 11:00 A.M. to 1:00 P.M.
- All Successful Bids Include the amount bid and any other taxes, cost, abstract fee, and Resale advertising. Once property is auctioned off, sale will stop. The bidder then pays for property by cash or check. The sale of property will continue once all transactions are complete.
- If paying by check, a \$500.00 cash deposit will be required per property. Your deposit will be refunded when your check clears. In the event of insufficient funds or payment being stopped, your deposit will not be refunded, and the items will be presented to our District Attorney's Office to begin collection proceedings.
- Deeds on 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 each deed issued and an additional filing fee of \$10.00. The successful bidder will be provided a certified copy of the deed while waiting for the original to be sent from the Registrar of Deeds. The certified copy of the deed on property sold from 9:00 A.M. to 11:00 A.M. will be available to the successful bidder during the lunch recess. On Property sold from 1:00 P.M. to 4:00 P.M , the certified copy of the deed will be available by 4:30 P.M. the same day.
- If payment is made in any form except cash the deed will not be issued until proof of funds collected is presented. 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.
- 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, abstracting 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, but the County cannot bid.

****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 in order or listing number.

****Notice: While the Treasurer's Office makes every effort to ensure the correctness of the information, any error contained herein does not constitute a waiver of any tax amounts by or for the County Treasurer's Office or the Taxpayer.**