

# TAX SALE INFORMATION

YOU MUST BE PRE-REGISTERED TO BID. ALL BIDDING WILL BE DONE BY NUMBER AND WILL BE SOLD TO THE HIGHEST BIDDER.

INITIAL BID WILL INCLUDE ALL DELINQUENT AND CURRENT TAXES DUE. (12-51-55)

THE TAX COLLECTOR WILL SUBMIT THE MINIMUM BID AMOUNT ON EACH PARCEL ON BEHALF OF THE FORFEITED LAND COMMISSION. (12-51-55)

BIDDER IS TO PAY IN CASH OR CERTIFIED CHECK ON THE DAY OF THE SALE. FAILURE TO COMPLY WILL RESULT IN A \$300.00 FINE ON EACH BID. (12-51-70)

DEFAULTING TAXPAYER, HEIR, OR MORTGAGE HOLDER MAY REDEEM PROPERTY WITHIN 12 MONTHS FROM DATE OF SALE BY PAYING ALL TAXES, PENALTIES, COSTS AND INTEREST ON THE WHOLE AMOUNT OF THE BID. IN THE CASE OF A REDEMPTION WITHIN THE FIRST 3 MONTHS, THE INTEREST SHALL BE 3%. DURING MONTHS 4-6 THE INTEREST SHALL BE 6%. DURING MONTHS 7-9 THE INTEREST SHALL BE 9%. DURING MONTHS 10-12 THE INTEREST SHALL BE 12%. HOWEVER, IN EVERY REDEMPTION THE AMOUNT OF INTEREST DUE MUST NOT EXCEED THE AMOUNT OF THE OPENING BID ON THE PROPERTY SUBMITTED ON BEHALF OF THE FORFEITED LAND COMMISSION PURSUANT TO SECTION (12-51-55).

IF THE PROPERTY IS REDEEMED, THE SUCCESSFUL BIDDER AT THE DELINQUENT TAX SALE WILL BE NOTIFIED BY MAIL TO RETURN THE TAX SALE RECEIPT IN ORDER TO RECEIVE REFUND AND INTEREST AT THE APPLICABLE RATE. (12-51-100)

IF THE PROPERTY IS NOT REDEEMED WITHIN THE TIME PERIOD ALLOWED FOR REDEMPTION, THE SUCCESSFUL BIDDER WILL BE ISSUED A TAX TITLE AND IS RESPONSIBLE FOR THE COST OF THE DEED, STAMPS, AND RECORDING. (12-51-130)

THE TAX TITLE IS NOT A WARRANTY TITLE. A PURCHASER OF PROPERTY AT A TAX SALE ACQUIRES THE TITLE WITHOUT WARRANTY AND BUYS AT HIS/HER OWN RISK. THE TAX COLLECTOR IS NOT LIABLE FOR THE QUANTITY OR QUALITY OF THE PROPERTY SOLD. (12-51-130)

THE TAX TITLE IS EVIDENCE OF GOOD TITLE. IN ALL CASES OF TAX SALE, THE DEED MUST BE HELD AND TAKEN AS EVIDENCE OF GOOD TITLE IN THE NAME OF THE HOLDER AND THAT ALL PROCEEDINGS AND LEGAL REQUIREMENTS HAVE BEEN COMPLIED WITH. NO ACTION FOR THE RECOVERY OF THE POSSESSION MAY BE MAINTAINED UNLESS BROUGHT WITHIN TWO YEARS FROM THE DATE OF THE SALE. (12-51-160)

TAX SALES MAY BE VOIDED. IF THIS SHOULD OCCUR, THE SUCCESSFUL BIDDER WILL BE REFUNDED THE BID AMOUNT ONLY. (12-51-150)

IN THE CASE OF THE DEFAULTING TAXPAYER HAS MORE THAN ONE ITEM TO BE SOLD, AS SOON AS SUFFICIENT FUNDS HAVE BEEN ACCRUED TO COVER ALL OF THE DEFAULTING TAXPAYERS DELINQUENT TAXES, ASSESSMENTS, PENALTIES, AND COSTS, NO FURTHER ITEMS MAY BE SOLD. (12-51-50)

WHEN THE PROPERTY IS DIVISIBLE, THE TAX ASSESSOR, COUNTY TREASURER, AND COUNTY AUDITOR DETERMINE THAT PORTION OF THE PROPERTY THAT IS SUFFICIENT TO SATISFY THE PAYMENT OF THE TAXES, ASSESSMENTS, PENALTIES, AND COSTS. (12-51-40)

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

NAME (PRINTED): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_