

TAX SALE INFORMATION

DIXON COUNTY

The following is subject to change and does not constitute legal advice. We are not attorneys and therefore cannot provide any guidance. It is incumbent that you understand the complexity of this process. If YOU fail to comply with the statutes governing tax sales, YOU can lose a lot or all of your money. These are the rules of the sale. You have agreed to these rules by your participation.

The sale will start at 8:30 am. If you are late you will come in at the next round of bidding.

**You will need to register. There is a non-refundable \$25.00 registration fee.**

We will need the following information:

Name and address on the certificate

Mailing address if different than the certificate

Tax ID# or Social Security #                      Foreign bidders must have IRS W-8BEN or W-8BEN-E form

Phone number, fax number and e-mail address, if available

A blank check payable to Dixon County Treasurer

Bidders must be separate and distinct. Only one representative will be allowed for each entity.

WE ADVISE YOU TO TALK TO AN ATTORNEY PRIOR TO UNDERTAKING THIS VENTURE.

Delinquent taxes are advertised alternately in the Nebraska Journal Leader in Ponca, NE and the Wakefield Republican in Wakefield, NE the first 3 weeks of February. We will supply you with a copy at your request. You can then go to nto.us to obtain property values or contact the Dixon County Assessor's Office for further information.

STATUTES 77-1801...

You are not purchasing property. You have no authority over the property or its disposition whatsoever. You are purchasing a tax lien on the property by paying the taxes. In 3 years, YOU can take action to foreclose on the property if the certificate is not redeemed. During the 3 years, you can pay subsequent taxes after they become delinquent on May 1<sup>st</sup> & Sept. 1<sup>st</sup>. of each year. There are statutory TIME LIMITS which determine the life of a tax certificate. If you don't take action to foreclose timely, you will likely LOSE your entire investment.

Statutory requirements include notification timelines that must be met. We do not provide any notification of these expiring time limits, nor do we advise you on how to foreclose. These are legal issues that an attorney would handle.

THE SALE: ROUND ROBIN

The sale will be conducted in the round robin format. All parcels will be offered for sale. The County Treasurer will draw bidders names for the order. First name drawn will have first choice of the list, 2<sup>nd</sup> name will choose, 3<sup>rd</sup> name will choose, etc. until all bidders have had the opportunity to purchase. We will then go back to # 1 and continue with # 2, & # 3, etc. Anyone arriving after the sale has started will come in at the next round of bidding. If more than one come in during the sale their names will be drawn for order. **77-1807 g**

This will continue until all parcels are offered for sale.

**There is a \$20.00 fee per certificate.**

THE DOLLAR AMOUNTS IN THE NEWSPAPER DO NOT INCLUDE INTEREST, SO BE PREPARED TO PAY MORE THAN THE PUBLISHED AMOUNTS. It is your responsibility to know what you are buying. There are NO REFUNDS on purchased tax certificates.

Upon completion of the sale, we will then process the tax sales and mail you copies of the certificates issued. We will hold the originals in our safe to protect you from their loss during mailing, unless you request otherwise. A lost certificate requires a bond. When we have computed a total purchase amount we will process your check. We will notify you with the total purchase

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