

# PLATTE COUNTY TREASURER'S OFFICE

Jenny Reppert, Treasurer

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## March 02, 2020 Tax Sale

### Registration Information: Registration Required by March 2, 2020.

**DUE DATE (Receipt in our office): Friday, Feb. 28, 2020.**

To insure timely mail delivery, mail by Monday, February 24.

Your bidder needs to know the name of your company.

**Registration:** Mail to PO Box 967, Columbus, NE 68602-0967

**REQUIRED IN OUR OFFICE BY Friday, Feb 28, 2020 at noon.** ALL of the following are required for registration to be complete:

- Registration form
- W-9 Form filled out and signed
- Signed blank check. One check per bidding company.
- **\$25** Registration fee to "Platte County Treasurer" will be deposited, and is non-refundable, even if you do not buy any tax certificates or you do not attend the tax sale.

### Information for day of the sale (Please provide to your bidder)

- Our courthouse has a metal-detector security system which you must pass through. Please have all metal items out of pockets ready to go through the scanner. Metal belt buckles, shoes and watches will set it off.
- Know what company you are purchasing for.
- ARRIVE at the courthouse by 9:10 to allow for parking/security to prevent check-in bottleneck.
- Other information from "Rules of the Sale" as necessary for your bidder.

**Monday, March 2, 2020**

Platte County Courthouse, 2610 14 Street, Columbus, NE

8:30 am Check-in begins

9:15 am please arrive by

**9:30 am Sale starts. (No check-ins after 9:30)**

#### Rules of Sale

- Please arrive before 9:15 am. **No check-ins after 9:30.**
- When bidder arrives and checks in, you will be given your RANDOM bidder number and will be able to sit in that order.
- We will work off of an updated list of properties, in the same order. You will receive this updated list when you check in at the sale. This list will be in [small print](#).

- We will read the property by its assigned number (i.e. 1, 2, 3. See property list) along with the tax dollar amount, **beginning with \$400, going up**. We will not read legal descriptions or parcel numbers. The assigned numbers do not change from the time they are first listed publicly.
- Payments from property owners which were made through the Friday prior to the sale, Bankruptcies, and Problem Taxes are marked off of our master list. We will inform you of these as we get to them on the list during the sale. Some properties may have been paid on, and so the dollar amount may be less than the original \$\$ listed. If you are wondering, just ask.
- Sale is Round Robin. Random order of seating.
- Dollar amounts in the newspaper and on lists do not include delinquent interest.
- *It is your responsibility to know what you are buying. There are no refunds to the certificate holder. It is your responsibility to understand state statutes regarding this sale, to understand possible methods of sale, and to keep current with possible legislation changes.*
- Immediately after the Round Robin sale, unpurchased properties can be purchased using a similar bidding process.
- Cell Phones must be turned off.
- Each person here represents only one bidder.
- If you leave the room, you will lose your bidding opportunity if it comes by.

#### Subsequent Taxes (due after today)

- Buyers should purchase upcoming subsequent taxes
- If you purchase subsequent taxes:
  - Send us **one blank check from each certificate holding company**. We will compute interest when paid, call you with the total, and send you a copy of the check. (Your payment of subsequent taxes will be completed after we process all mail and loan company payments.)
  - **We will not compute interest for you previous to payment, or without receipt of a blank check.**

#### Bankruptcy

- We have taken properties in bankruptcy off the list.
- Future bankruptcies – we will not be responsible to provide notification to you.

#### Assignments

- \$20 Non Refundable

#### Payment and Certificate Processing

- You will receive a copy of your completed check with receipts.
- We will call you before mailing out certificate(s).
- We will verify your mailing address with you.
- You will receive a copy of your certificate(s). The treasurer's office will retain original certificates. See Redemption.
- \$20 Fee for each certificate will be assessed, and is NON-REFUNDABLE at any time, according to 2014 state statutes.
- Advertising fees are included.
- No Certificate will be issued if taxes get paid prior to certificate ISSUANCE.
- If payment is made by land owner after certificate issuance, but before they are mailed to you, the redemption check will be sent to you.
- It takes 5 – 14 days to process all of the certificates.

## Redemption

- You will be paid 14% interest from the date of sale to the date of redemption, unless changed by state legislation.
- The \$20 certificate fee is not reimbursable to you.
- Because we hold the original certificate (beginning 2011), we have the ability to send the certificate holder the redemption check without first receiving the original certificate back into our office.
- All redemption payments will require cashiers checks made out to the certificate holder. We will forward these directly from our office to that certificate holder. Payments received by cash will be paid by a check from our office.
- Provide written notice of any change of your address to the "Platte County Treasurer Office – Tax Sale Team". We will send redemption checks to the address of record, not to addresses on the envelope of any correspondence received from you.

Buyer's Documents. We will send to you by mail, after certificates are processed:

- Copies of original certificates. Originals will be held in our office.
- Copies of paid tax receipts.
- Copies of your check.
- Redemption checks if received after certificate is issued.

## MINIMAL SERVICE

- We offer no extra services.
- **No duplicate certificates** or other paperwork.
- No duplicate subsequent tax statements to you or other service providers.

Nebraska Tax Sale information can be found in Nebraska Statutes 77-1801 and following at: <http://statutes.laws.com/nebraska/Chapter77>. **This office cannot accept responsibility to offer complete information or training regarding tax sales before, during, or after the sale.**