

DELINQUENT TAX SALE

ALL PROSPECTIVE BIDDERS SHOULD CAREFULLY READ THE FOLLOWING INFORMATION:

- Each prospective bidder must pre-register on the day of sale before the sale begins.
- Sale begins promptly at 10:00 A.M.
- Each advertised property followed by the phrase “All or Part” denotes that either the entire parcel will be sold or possibly only a portion of the parcel sufficient to cover the delinquent taxes will be sold. All parcels sold as part of the original tract, if not redeemed, will be conveyed to the successful bidder subject to a survey of the property before a Tax Deed is passed. The cost of the survey is to be borne by the successful bidder.
- Each successful bidder needs to retain the receipt given for purchase of the delinquent property.
- Each property sold is subject to a one-year redemption period in which the delinquent may redeem his property. If the property is not redeemed within that one- year period, a Tax Deed will be given to the successful bidder. The Deed given at the end of the one-year period is in the form of Tax Deed, **not** a Warranty Deed.
- Each mobile home sold is subject to a one-year redemption period. If not redeemed, a Bill of Sale will be delivered to the successful bidder.
- Upon receipt of the Bill of Sale, the successful bidder must register and permit the mobile home with the County Mobile Home Department. Failure to do so will result in fines for non-compliance.
- All mobile homes are sold “AS IS”. The County assumes no liability.
- Any costs incurred for registration, permitting or moving the mobile home will be borne by the successful bidder.
- If the property is redeemed, the successful bidder will be notified in writing by the Delinquent Tax Office to submit his original receipt in order to obtain his bid plus the applicable rate of return on the bid.
- Each successful bidder must make payment by either cash or cashier’s check. Payment for each successful bid must be received before the close of business on the day of the sale. If not, the successful bidder is subject to a \$300.00 fine for the forfeiture of his bid.
- All property , if redeemed, will have the following rates of return:
IF REDEEMED:
 - Up to three months after the sale date – 3%
 - From three – six months after the sale date – 6%
 - From six – nine months after the sale date – 9%
 - From nine months until the end of the redemption period – 12%

NOTE: The return will not exceed the County’s opening bid, regardless of the time of redemption. The opening bid is equal to the sum of the delinquent taxes and the current taxes.

