

TAX SALE INSTRUCTIONS

- **Rules of Sale**

- Sale Conducted as: Round Robin Sale.
- Everyone must work off the dollar descending order list on our website updated 2/27/2024.
- **Do Not Work from a Different List.**
- Dollar amounts do not include delinquent interest.
- Asterisks represent more than one delinquent tax year
- Cell Phones must be turned off. We will not hold the sale if you need to step away.
- It is your responsibility to know what you are buying. There are no refunds.

- **Processing Certificates**

- \$20.00 Fee for each certificate – NON REFUNDABLE.
- No Certificate will be issued if taxes get paid PRIOR to certificate issuance.
- Takes about 5-10 days to process the certificates.

- **Redemption**

- You will earn 14% interest from the date of sale to the date of redemption.
- The \$20.00 tax sale certificate fee is not reimbursed.

- **Payment Arrangements for Today**

- Blank Checks, W-9, and contact information **MUST** be left at the Treasurer's Office.
- We will fax a copy of the check if you request it.

- **Buyers Documents**

Once tax sale certificates have been processed, we will send to the buyers by certified mail:

- Copies of original certificates. **We hold originals in our office.**
- Copies of paid tax receipts
- Copy of the check
- Redemption checks--should any be redeemed before the mailing goes out.

- **Subsequent Payments**

- Buyers should purchase subsequent taxes on or after May 1st and September 1st
- Subsequent tax amounts may be found at the website: nebraskataxesonline.us
- We will not calculate interest for late payments.
- Blank checks need to accompany payment.

- **Bankruptcy**

- Taxes for properties in Bankruptcy will not be sold.
- Future Bankruptcies—We will not guarantee that you will be notified.

- **Minimal Service**

- No Duplicate Certificates, Receipts or Subsequent Tax Statements to you or other providers without charge.

- **Treasurer's Deeds and Foreclosures**

- You will need to have an attorney.
- We do not advise you on how to foreclose.