

TAX SALE INFORMATION
DIXON COUNTY, NE

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 investment.

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
- A blank check payable to Dixon County Treasurer

Bidders must be separate and distinct. Only one representative will be allowed per 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.

2016 list will be in the Nebraska Journal Leader in Ponca, NE.

We will supply you with a copy at your request.

Tax information is available at nto.us, and dixon.gisworkshop.com
or you can contact the Dixon County Assessor's Office if you have questions about the property &/or it's value.

STATUTES 77-1801...

You are not purchasing property.

You have no authority over the property or it's 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 1st and Sept 1st of each year.

There are statutory time limits which determine the life of a tax certificate.

If you don't take timely action to foreclose, you will likely lose your entire investment.

We do not provide any notification of these time limits, nor do we advise you on foreclosure.

These are legal issues that an attorney would handle.

THE SALE:

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,

2nd name will choose from the list,

3rd name will choose from the list, etc.

until all bidders have had the opportunity to purchase.

We will then go back to # 1 and continue to # 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

This will continue until all parcels are offered for sale.

There is a \$20.00 non-refundable fee per certificate.

The dollar amounts advertised 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.

JoAnn Brennan

Dixon County Treasurer

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