

1) What are the dates, times and location of your tax sales?

The Annual Tax Sale is always held the 3rd Monday in June no matter what date that falls on. The time is 10:00 in the morning in the Sac County Law Enforcement Center.

2) How often do you hold the sales?

Once a year unless we have some properties left after the sale that you would be interested in.

3) Does your county hold a deed sale in addition to a lien sale? If so, when and where does it take place?

No. You will either end up with your money back plus 2% per month or you will end up owning the property.

4) When and where will the tax sale be advertised?

It will be advertised in one of the official county newspapers. Either the Sac Sun in Sac City or the Odebolt Chronicle in Odebolt.

5) How and when do I register for the tax sale?

You can write to us asking for a tax sale registration form a couple of weeks before the Annual Tax Sale held in June.

You must be registered by June 16, 2011 this year.

6) What type of payment requirements are needed at the sale (cashiers checks, personal checks, etc.)? Is there a deposit required before the sale?

We will take personal checks with authorization that we may call your bank. There is a \$25 registration fee.

7) What is the bidding process?

We do not do a biddown. If there is more than one person interested in the same property, we have them put their number (this is handed out to the bidders the morning of the Tax Sale) in a bucket and someone mixes them up and draws a number. That way whoever gets the property gets 100% of it.

8) What type of document is issued at the sale?

A Tax Sale Certificate. We may have you leave your check after the sale and we will be able to process the tax sale certificates and checks in the couple of days following the tax sale.

9) Are there any other expenses in addition to the cost of the lien?

Yes. The TS Certificate costs \$20 which the county receives (plus the \$25 for the registration).

10) What is the foreclosure process and will the county handle the foreclosure for a fee? If so, what is the fee?

No. At the time you send out the Notice of Expiration to all lienholders, you will need an attorney.

11) What happens to the liens that are not sold at the tax lien auction? Can they be purchased “over-the-counter” directly from the county?

They are offered at the Adjourned Tax Sale. Yes.

12) Do you allow investors to invest in Tax Lien Certificates without attending the auction via mail or telephone?

Not by telephone, but we do allow you to have a proxy here to bid for you or you can circle the properties in the newspaper that you would like to bid on and send that to us. I caution you, however, that the bidders that are present will have the first chance. *If* there are any properties left we will let you know a couple of days after the sale.

13) Would you please send me a current list of Tax Liens Certificates available and place me on your mailing list if you have one? If there is a charge for the list, please notify me so that I may send the proper fee.

We have none left at this time. We have a list for \$10 and we have a disk that you can have the week before the sale for \$10. This request will have to be made a couple of weeks before the sale because we do not keep a mailing list. If you contact our office, we can E-mail you a list for no charge.

14) Sac County’s website: www.iowatreasurers.org

Vicki Peyton,
Sac County Treasurer

February 1, 2012