

HALL COUNTY TREASURER
ADMINISTRATION BUILDING
121 SOUTH PINE STREET -- SUITE 2
GRAND ISLAND, NEBRASKA 68801-6099

308-385-5025- Real Estate 308-385-5030- Auto License
308-385-5043- Fax

TREASURER
PEGGY PESEK

DEPUTY
ALAINA VERPLANK

The Public Tax Lien Sale is held on the first Monday in March beginning at 9:00 a.m. at Home Federal Bank-Southwest Branch, 3311 W. Stolley Park Road in Grand Island, NE. Please park only in the south parking lot. This will be strictly enforced that day. Overflow parking is available on the grassy area west of Qwest (south of Snow's Floral.)

The list of delinquent taxes available for purchase is published the first three Saturdays in February in our local newspaper, the Grand Island Independent, 422 W. 1st St., 308 382-1000. This list is also available on the Hall County website, www.hallcountyne.gov from the County Treasurer's link. It appears in descending order and is updated daily. Mapsifter, which contains pertinent information on each parcel, is available at this website from the County Assessor's link.

Provide your bidders with the Delinquent List from the newspaper or printed from our website. It is essential that the bidder have the correct list and in the correct order to avoid delays in the bidding process. A current tax list will be provided the day of the sale.

Pre-registration is mandatory along with a \$25.00 application fee. The deadline is 5 p.m., the Friday before the tax sale. The registration form is available on the Treasurer's link at the above website or by mail upon request. Please return it to the Hall County Treasurer's Office along with a Form 9 and a signed blank check prior to the sale. Each registration will be numbered in ascending order as we receive it in our office.

The sale is conducted in a round robin format used extensively in Nebraska. The number on your registration is your position to draw a bidding number. Once all bidders are present we will begin drawing for bidding numbers. Bidder Number 1 will have the option of purchasing or passing the first parcel and so on. Each company may be represented by only one individual and one individual may not represent multiple companies. **There is currently a \$20 fee per certificate which is non-refundable upon tax sale redemption.** Upon completion of the sale, we will process your certificates in a timely fashion and mail your copies to you. The originals are kept in our office.

SUBSEQUENT TAXES

You should pay the subsequent taxes as they become delinquent. We will not process requests for subsequent taxes until all mail has been processed. You will need to provide us with parcel numbers, certificate numbers and your blank check.

FORECLOSURES AND /OR DEEDS

The certificate of tax sale is held for three years before you can foreclose on the property. (That is three years from the original tax sale date). This date will be indicated on each of the certificates you purchased. At this time, please contact an attorney for legal advice. Hall County does not provide this information to you. There are statutory time lines for both foreclosures and deeds, and if they are not met according to these statutes, you could lose your entire investment.

PLEASE NOTE: IF A FORECLOSURE IS FILED, YOU ARE REQUIRED TO NOTIFY THIS OFFICE OF THE COURT CASE. YOU ARE ALSO REQUIRED TO SEND A COPY OF THE DISMISSAL OF THE CASE WHEN THIS OCCURS.

BANKRUPTCIES

If you purchase a tax lien and the homeowner subsequently files bankruptcy, we will notify you of these proceedings. At this time, it would be wise to obtain advice from an attorney—we will not give out any legal advice or help you prepare your bankruptcy claim forms.

Section 77-1801-1941 of the Nebraska State Statutes deals with tax sales and certificates. You may view the chapter at www.nebraskalegislation.gov.