**JASPER COUNTY TREASURER**

**NOTICE TO TAX SALE PURCHASERS OF THE**

**TERMS AND CONDITIONS GOVERNING THE TAX SALE**

The annual tax sale is held by the Jasper County Treasurer on the third Monday in June at the DMACC building located at 600 N 2 Ave W. The sale will begin at 1:00 P.M. for as long as purchasers are present (NO bidders are allowed after 1:00 P.M). The annual tax sale is then adjourned to the third Monday of every third month.

**Please note**, during the 2009 Iowa legislative session, House File 256 was signed into law and will affect the registration process for some tax sale bidders. In order to comply with this new legislation, a bidder, that is not an individual, must have a federal tax identification number and provide proof of filing a designation of agent for service of process with the Iowa Secretary of State or proof of filing a verified statement of trade name, satisfying the requirements of Iowa Code Chapter 547, with the Jasper County Recorder.

The following information is provided to assist you in purchasing delinquent properties at the tax sale:

* All prospective bidders must register by 4:30 P.M. the Wednesday before the tax sale (**all registration forms must be turned in at that time**). We will not be accepting any faxed copies. You may also submit a written bid if you cannot attend; however, if other bids on the same property are received the tax sale certificate will be issued to a bidder who is present. **An authorized representative may represent up to 10 entities/individuals. An authorized representative form must accompany each registration form. There is a CAP of 50 registrations per Company.**
* A registration fee of $25.00 will be collected at time of registration**. No Refunds**

(**limited to 250 bidders**)

* You or the party for which you represent may not be entitled to bid at tax sale and become a tax sale purchaser by reason of having a vested interest in the parcel. A tax sale certificate of purchase and/or a treasurer’s deed can be set aside by the courts if it is determined that the tax sale purchaser was ineligible to bid at tax sale. The general rule is that a tax sale purchaser should never have an interest or lien in the parcel offered for sale. All bidders/buyers must be over the age of 18 years as of June 19, 2017. The treasurer will require valid proof of age; i.e., driver’s license or birth certificate.
* Check in time will be at 12:30 P.M. on the day of the tax sale at the DMACC building. **Each individual bidder must show proof of identification.** At that time they will obtain their bidder number(s) and their bidder number(s) **only**. **Each individual** **must know** **whom they are representing before they will be able to** **obtain their bidder number**. If proof of identification **isn’t** available then a bidding number **will not** be obtained. Once they obtain their bidding number, they must proceed to the room where the tax sale is to be held.

* No discussion will be allowed at any time during the sale. At the treasurer’s discretion a bidder may be disqualified for breaking the rule.
* Cellular phones, pagers and camcorders are not allowed to be used in the sale room. Laptop or notebook computers are allowed only if they are operated from battery packs.
* Delinquent properties are offered for sale by legal description in numerical sequence by district and parcel number.
* When more than one person offers to pay the total amount due, the person that designates the smallest percentage of the parcel will obtain the tax sale certificate. For example: party ‘A’ bids the total amount due for 100 percent interest in the parcel. Party ‘B’ bids the total amount due for 90 percent interest in the parcel, etc. The percentage designated gives the tax sale certificate holder, upon the issuance of a treasurer’s deed, an undivided interest in the parcel with the owner(s) of record. Bids for less than one percent interest will not be accepted.
* Payment is required at the time of purchase or at the conclusion of the sale. Companies or individuals may write one check for their total purchase(s). The amount collected will include all delinquent taxes, special assessments, interest, penalties, costs and a $20.00 certificate fee for each certificate issued to you.
* If a property is sold at a tax sale and a bankruptcy has been filed or the Treasurer’s office has been notified of a mobile home removal, then the tax sale purchaser will be reimbursed only for the amount paid at the tax sale without interest.
* Please allow 7 to 15 days to receive your certificate(s). This allows the treasurer’s staff time to complete posting of records, editing of certificates and balancing the proceeds from the tax sale.
* At the end of the calendar year the treasurer will issue a 1099-int form to you and to the Internal Revenue Service only if the accumulative interest paid to you during the calendar year are equal to or exceed $600.00. You will use this information when filing your federal and state income tax claims.
* The tax sale certificate of purchase does not convey title to the purchaser. The title holder or other interested party retains the right to redeem within a specified period of time, depending on the type of tax sale. If the sale remains unredeemed after this period has expired, the purchaser may begin proceedings to obtain a tax deed to the property.
* A tax sale purchaser may pay subsequent taxes and special assessments on the same parcel on which s/he holds the tax sale certificate. The purchaser must request statements and inform the tax division of the subsequent payment so it is recorded properly as an addition to the sale. Subsequent taxes cannot be paid until 45 days after delinquent date. Recorded subsequent payments bear the same interest rate of 2% per month or 24% per annum as the original tax sale. Subsequent tax payments must be in the office by the last day of the month in order to collect interest for that month. **Postmark is not allowed for subsequent tax payments.**
* A redeemed tax sale will include the following:

* The original tax sale amount, including the $20.00 certificate fee paid by the purchaser at the time of the sale.
* Subsequent tax payments, paid by the purchaser and added to the amount of the sale, with appropriate penalties and interest calculated from the date of payment to the date of redemption.
* After three years have elapsed from the time of the sale, if action has not been completed which qualifies the holder of the certificate to obtain a deed, the treasurer will cancel the tax sale.

**DIFFERENCE BETWEEN A REGULAR SALE AND A PUBLIC BIDDER SALE:**

* On the publication list an asterisk is showing before each parcel to be sold on the public bidder sale.
* Tax sale purchasers at the regular sale cannot serve notice of expiration until one year and nine months after the date of tax sale. Purchasers on the public bidder sale can serve a notice nine months after the sale. After notice is served, there is a 90-day waiting period before a tax deed can be issued to the property.
* A purchaser at the public bidder sale could receive a tax deed to the property in one year and on a regular sale it would be two years.

Office Use Only

**BUYER #\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Register of Bidders or Assignees**

**JASPER COUNTY, ANNUAL TAX SALE**

**AND SUBSEQUENT ADJOURNMENTS OR ASSIGNMENTS THEREOF**

The undersigned do hereby register as bidders at the annual tax sale of Jasper County and subsequent adjournments or assignments thereof, and do hereby acknowledge receipt of a copy of the **‘NOTICE TO TAX SALE PURCHASERS OF THE** **TERMS AND CONDITIONS GOVERNING THE ANNUAL TAX SALE OF JASPER COUNTY, AND ADJOURNMENTS OR ASSIGNMENTS THEREOF’**, and do further hereby acknowledge and agree that by placing a bid at the annual tax sale, subsequent adjournments, or by obtaining a tax sale assignment that the undersigned will comply with and be bound by the aforementioned terms and conditions.

Said **‘NOTICE TO TAX SALE PURCHASERS OF THE TERMS AND CONDITIONS** **GOVERNING THE ANNUAL TAX SALE OF JASPER COUNTY, AND** **ADJOURNMENTS OR ASSIGNMENTS THEREOF’** is based, in part, on the 2016 code of Iowa and amendatory acts thereof.

**(PLEASE PRINT OR TYPE)**

**DATE**:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**NAME**:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**SSN/FED ID**:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**SIGNATURE**:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**STREET ADDRESS**:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**CITY**:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **STATE**:\_\_\_\_\_\_\_ **ZIP**:\_\_\_\_\_\_\_\_

**COUNTY**:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**TELEPHONE**: ( )-\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Email Address:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\***NOTE**: All tax sale certificates of purchase, whether through tax sale or by

assignment, and tax sale deeds will be issued in the name or names as shown above.

**AUTHORIZATION TO REPRESENT BIDDER**

I/We, (please print)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Bidder’s Name, as it appears on the registration form)

authorize (please print)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

to act as my/our agent/personal representative at the June 19, 2017, tax sale and

adjourned sales, thereof.

**Signature**:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Address**:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**City, State, Zip Code**:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Subscribed and sworn to me this \_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_\_\_\_\_

Signature of Notary\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_