

**NOTICE TO TAX SALE PURCHASERS OF THE TERMS AND CONDITIONS
GOVERNING THE TAX SALE OF**

**WOODBURY COUNTY, IOWA
BOB KNOWLER, TREASURER
Dianne McCall, Tax Deputy
620 Douglas St
Sioux City, Iowa 51101**

www.woodburyiowa.com

June 15, 2009

1. There is a **\$100.00 non-refundable** registration fee. You must file a bidder registration, W9 & proof of filing with the Secretary of State or the Woodbury County Recorder, if applicable, with the Woodbury County Treasurer's office **by Wednesday June 10th**.

Please see HF256 which was signed by our Governor on March 13, 2009. To be authorized to register to bid or to bid at a tax sale in Iowa, a person, other than an individual, must have a federal tax identification number AND either a designation of agent for service of process on file with the Iowa Secretary of State or a verified statement from the county recorder where the sale will be held. The proof of the filing with the Secretary of State or the verification form from the county recorder will be required to be completed and returned to us with your registration forms before you will be allowed to register for our tax sale this year.

The notice of tax sale will appear in The Merville Record, an official Woodbury County newspaper, on or about the **4th of June, 2009**, as required by Iowa Code 446.9.

You will be able to download the list from our website, as well as the bidder registration form and W-9 form.

2. The sale will be held at the Sioux City Convention Center at **801 4th St, Sioux City, Iowa, and will begin at 9:00 a.m.**

3. All properties shown in the publication are offered for sale except those that 1) have been paid subsequent to publication, 2) are withheld due to bankruptcy laws that prohibit their sale, 3) cannot be sold because they are owned by a person serving in the military service of the United States of America, or 4) are buildings on leased land & personals assessed as real estate.

4. 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 property.

5. The general rule is that a tax sale purchaser should never have an interest or lien in the property offered for sale.

6. Those properties listed in the publication with two year delinquencies must be sold for the full amount of taxes, interest and costs. If no bid is received for these properties, Woodbury County will bid for said parcels per Sec. 446.19.

PLEASE NOTE: According to the Code of Iowa Section 445.1, the definition of "Taxes" means an annual ad valorem tax, a special assessment, a drainage tax, a rate or charge, and taxes on homes pursuant to chapter 435 which are collectible by the county treasurer.

7. All properties purchased will have a tax sale certificate issued and copies mailed, provided you leave your check and include the \$20.00 per parcel certificate fee.

8. A tax sale certificate does not entitle the holder to any rights, title or interest in the property. The TAX SALE DEED conveys right, title and interest and that document will be issued following the redemption period after the due process of law has been complied with in full.

9. All bidders/buyers must be at least 18 years of age.

10. **Payment is required at the time of purchase or at the conclusion of the sale.** If you plan to mail your check, it must be in our office on the day of the sale or before. The amount collected will include all delinquent taxes and special assessments, interest, special assessment collection fees, publishing costs, and a \$20.00 certificate fee for each certificate issued to you.

11. Payment must be in the form of a personal check, money order or other form of guaranteed funds, Discover Card or cash. Two-party checks will not be accepted for payment. You may be asked to leave a blank check, to allow us time to compute the amount you owe, depending on the number of parcels you purchase. Please allow up to two weeks to receive copies of your certificates (we will file the originals in our office to allow a timelier payout of redemptions). This gives our staff time to do the paper work and balance the proceeds received from the tax sale.

12. A tax sale purchaser may pay subsequent taxes, which include special assessments on the same parcel on which s/he holds the tax sale certificate no sooner than 14 days following the date from which an installment becomes delinquent. The purchaser must inform the Tax Department of the subsequent payment so it is paid and recorded properly as an addition to the sale. Do not pay subsequent taxes via the internet, because the payment would not be added to the amount to redeem. We can no longer honor postmarks for payment of subsequent taxes, per new legislative changes.

13. Every bidder has a number. One number per entity. Each entity must have a tax ID or Soc Sec number. There must be a representative for each number registered. All investors will be restricted from buying for one entity and then immediately transferring the certificates to another entity. The name in which you bid for will be the name on the certificate. You may assign certificates at a later date, after paying a \$100.00 fee to the Woodbury County Treasurer, for each parcel assigned.

14. A redeemed tax sale will include the following.
- a. The original tax sale amount, including the \$20.00 certificate fee paid by the purchaser at the time of the sale.
 - b. Interest calculated on the sale amount at 2% per month.
 - c. Subsequent tax payment, paid by the purchaser and added to the amount of the sale, with appropriate interest calculated from the date of payment to the date of redemption.
 - d. The cost of serving notice, as provided for in Sec 447.13.

15. If it is determined that any item was erroneously sold, the certificate of purchase will be cancelled. The certificate holder shall be reimbursed the principal amount of the investment. Interest will not be paid.

16. If, for any reason, a certificate holder is paid for a redemption that in fact was not redeemed, the certificate holder shall reimburse the Woodbury County Treasurer, the full amount that was issued for said redemption.

17. Alien rights. Chapter 567.2 Code of Iowa.
A nonresident alien, foreign business or foreign government may acquire, by grant, purchase, devise or descent, real property, except agricultural land or any interest in agricultural land in this state, and may own, hold, devise or alienate the real property, and shall incur the same duties and liabilities in relation thereto as a citizen and resident of the United States.
"Agricultural land" means land suitable for use in farming. (Sec 567.1 Definitions)

18. **SECTION 446.37 CANCELLATION OF SALE**
After three years have elapsed from the time of any tax sale, and the holder of a certificate has not filed an affidavit of service of notice of expiration of right of redemption under section 447.12, the county treasurer shall cancel the sale from the county system.