

Box Butte County Treasurer

- \*Titling
- \*Registration
- \*Real Estate Taxes



515 Box Butte Suite #201  
PO Box 655  
Alliance NE 69301  
Phone:308-762-6975  
Fax:308-762-1463

Valery Bell, Treasurer

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### **DELINQUENT TAX SALE**

Box Butte County  
Alliance NE 69301

**First Monday in March**

Time: 10:00 AM

1. Any interested purchaser must be represented in person.
2. Each person wishing to participate in the sale must sign in at the Eagle's Club the day of the sale.
3. The County Treasurer will conduct a random drawing of numbers, using a random number generator to select the order of bid.
4. The number assigned shall represent the order in which a purchaser may choose a property. This shall be numerical order from lowest to highest. Each round shall consist of one choice of a parcel per purchaser.
5. A purchaser must identify the parcel by the item number.
6. At the end of each round the County Treasurer will inquire whether there are additional purchasers present.
7. If additional purchasers appear at the sale after a round begins, they shall have the opportunity to participate at the end of the next round in their number order.
8. The sale ends when all participants in the sale have passed their turn.
9. There is a \$25.00 registration fee. Non Refundable
10. Each certificate will be issued with a \$20.00 certificate fee. Non Refundable
11. If you choose to re-assign your certificate there will be a \$20.00 re-assignment fee for each certificate. Non Refundable
12. A blank check is required the day of the sale to cover any purchases you make. Once certificates are processed we will write the check and photocopy it for your records.
13. If you are a new investor a letter of credit will be required
14. You **MUST** pre-register by the close of business on **Thursday prior to the sale.**

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RE: Tax Sale Certificates

In answer to your request for information on Tax Sale Certificates, we can supply you with the following:

1. Delinquent taxes are advertised the first three weeks in February. Public sale opens the first Monday in March. Public sale closes after all participants in the sale have passed their turn, then all delinquent taxes are for sale under Private Tax Sale. County tax sale certificates may be assigned at any time. They are then held to maturity, when you can start your own action for foreclosure.
2. Redemption time is 3 years.
3. Interest rate is 14% at the present.
4. Subsequent taxes must be paid as they become delinquent, during the life of the certificate.
5. You are responsible for your own process when the certificate matures.
6. We have a public sheriff sale once a year on county tax sale certificates, date and time determined by our County Attorney.
7. **WE DO NOT ALLOW PURCHASES VIA FAX OR TELEPHONE.** You must identify the property you wish to purchase.
8. Our County Attorney's office will have information as to which county tax sale certificates will be sold this year.
9. We have no mailing lists or listing of parcels available. The purchaser must research his/her own information which may be needed.
10. Future Bankruptcies-**We will not guarantee that you will be notified.**

Sincerely,

Valery Bell  
Box Butte County Treasurer

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RE: “Notice of Administrative Service Fee”

Neb. Rev. Stat. § 77-1818(2)

States: “The purchaser shall notify the county treasurer of the amount of such fee within thirty days **after** completion of the service of notice.”

We will accept a receipt showing the completion of personal service and at that time we will enter your administrative fee into our system for collection.

If the certificate has already been redeemed before we have received your receipt, we will not be liable to collect your administrative fee.

**Please do not send notices of administration fees before service has been perfected upon the property owner.**

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INVESTOR INFORMATION

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PHONE \_\_\_\_\_

TAX ID # \_\_\_\_\_

SOC SEC # \_\_\_\_\_

Are you a corporation \_\_\_yes \_\_\_no

Can we contact you via e-mail with redemption notices and other correspondence \_\_\_yes \_\_\_no

If yes what e-mail address would you like us to use \_\_\_\_\_