

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
ALAINA VERPLANK

DEPUTY
STACEY SLIVA

The Public Tax Lien Sale is held on the first Monday in March beginning at 9:00 a.m. at St. Mary's Cathedral Square at 112 S. Cedar in Grand Island, NE.

The list of delinquent taxes available for purchase is published the three consecutive weeks 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. GIS Viewer, which contains pertinent information on each parcel, is available at: <https://gis.grand-island.com/maps/parcel>.

Bidders are required to use the most current updated Delinquent List that is available on our website on the day of the sale. The County Treasurer will also be using this same list at the public tax sale. It is essential that the bidder have the correct list so the tax sale can run efficiently. A current tax list will be available for you to print by 5:30 p.m. Friday, March 1st, 2024.

Pre-registration is mandatory along with a \$25.00 application fee. The deadline is Thursday February 28th at 4:30 p.m. We will not accept registration fee the day of the sale. The registration form is available on the Treasurer's link at the above website or by email upon request. Please return it to the Hall County Treasurer's Office along with a Form W-9 and a signed blank check prior to the sale. We will assign bidding numbers at the check-in table the day of the sale.

The sale is conducted in a round robin format used extensively in Nebraska. You will receive a number when you check in and that will be your bidder number. 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, Email, or fax your copies to you. The originals are kept in our office.

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.

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.nebraskalegislature.gov.