

TERMS OF SALE:

All sales will be made by auction to the highest and best bidder for cash. Only cash money or cashier's check will be accepted for the amount of the final bid.

If, at the conclusion of bidding on a particular parcel, the highest bidder does not have the exact amount of the bid, the bidder will be allowed time to obtain it. At the conclusion of the bid on the last parcel on the Minimum Bid Sheet, the sale will be adjourned for one (1) hour. If payment is not then made, the bid shall be deemed rejected, the bidding on that parcel will be reopened, and the defaulting bidder will be excluded from bidding on any other parcel at this auction and possibly future auctions.

The Treasurer's Tax Deed will be issued within thirty (30) days of the sale. The successful bidder will be charged an extra \$90.00 over and above the bid (\$5.00 for deed preparation, \$5.00 State Technology Fee, \$5.00 Processing fee and \$75.00 for recording fees).

This is a "Buyer Beware" sale. The parcels are offered for sale "where is" and "as is" without any representation of warranty expressed or implied. The Treasurer's Tax Deed is issued subject to easements, restrictions or reservations of record.

QUALIFIED BIDDERS:

No county officer or employee shall directly or indirectly be a purchaser of such property at such sale.

COMPETING LIENS:

These sales may be subject to all special assessments, liens of other taxing districts and competing Federal liens and possibly other liens not extinguished by this sale, whether known or unknown.

REDEMPTION RIGHTS:

No one claiming any right, title or interest or estate in the property may redeem at this time or hereafter; EXCEPT the real property of any minor or mentally incompetent person may be redeemed at any time within three (3) years of the date of sale, to be refunded upon proper application of claim of the record owner. All properties are sold subject to the protections and provisions of the U.S. Service Members Civil Relief Act, (50 U.S.C. app. § 501 et seq.)

EXCESS PROCEEDS:

Any proceeds from any sale in excess of the minimum bid will be held by the County Treasurer, and the excess shall be refunded upon application, to the record owner of the property. The record owner of the property is the person who held title on the date of issuance of the certificate of delinquency. In the event that no claim for excess is received by the county treasurer within three years after the date of the sale he or she shall deposit such excess in the current expense fund of the county which shall extinguish all claims by any owner to the excess funds.

COUNTY AS BIDDER:

If no other bidder bids the minimum bid amount on any parcel, that parcel shall be announced as sold to the County for said amount.