

Floyd County Treasurer

Frank H. Rottinghaus

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2011 Tax Sale Bidder Package

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Register of Bidders or Assignees
June 20, 2011 Floyd County Iowa Annual Tax Sale and Subsequent
Adjournments Thereof.

The undersigned hereby registers as a bidder at the Annual Tax Sale of June 20, 2011, and subsequent adjournments thereof or assignments therefrom, and do hereby acknowledge receipt of a copy of the "Notice to Tax Sale Purchasers of the Terms and Conditions Governing Tax Sales and Assignments of the June 20, 2011 Tax Sale", and further hereby acknowledge and agree that by placing a bid at the annual tax sale, subsequent adjournments, or by obtaining a tax sale assignment from Floyd County 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 Tax Sales and Assignments of the June 20, 2011 Tax Sale" is based in part on the Code of Iowa and amendatory acts thereof .

Registrant _____

By _____
Signature Title

Address _____

County of Residence _____

State of Residence _____

Telephone _____

E-Mail _____

Note: All Tax Sale Certificates of Purchase, whether obtained through tax sale or by assignment, and Tax Sale Deeds will be issued in the name or names as shown above.

Floyd County Tax Sale June 20, 2011

Proof of Eligibility Statement

I hereby certify that I am eligible to bid and purchase property at the Annual Tax Sale in Floyd County Iowa.

I am not an immediate member of the family of the Floyd County Treasurer or his Deputies.

I am not part of a fiduciary relationship or trust involved in property being purchased.

I am not owner or part owner of property being purchased.

I am not the mortgagor nor contract holder of the property being purchased.

I am not a lien holder, or mechanic's lien holder of property being purchased.

I am not fraudulently purchasing property with the intention of converting title back to the delinquent taxpayer or owner of the property.

I am not in any way conspiring in a fraudulent manner.

Entity _____

(Please Print)

By _____

Signature

Title

Date _____

AGENT AUTHORIZATION

(Do not complete this form if you are the registrant and are bidding for yourself for the duration of the sale.)

An Authorized Agent is an individual, other than the registrant, who is authorized by the registrant to act as an agent/personal representative for the purpose of bidding at the tax sale, an agent may represent a maximum of Five registrants. Registrants are limited to one Authorized Agent per bidder number for the June 20th, 2011, Tax Sale and Adjourned Sales thereof.

I/we, (please print the bidder name as it appears on the Registration form)

I/we, authorize (Please print the name of the Authorized Agent)

to act as my/our agent/personal representative at the June 20th, 2011 Floyd County Iowa Tax Sale and Adjourned Sales thereof. I further understand that modification of the pre-printed content on this form is strictly prohibited.

Print Bidder Name (as it appears on the Registration form) Please Print Company Officer's Name & Title

Bidder's Signature (as it appears on the Registration form)
If bidder is a company, signature and title of company officer are required.

Subscribed and sworn to me this _____ day of _____, 2011

Signature of Notary

Frank H. Rottinghaus
Floyd County Treasurer
101 South Main Street Ste 303
Charles City Iowa 50616-2792

**NOTICE TO TAX SALE PARTICIPANTS OF THE TERMS AND CONDITIONS GOVERNING TAX SALES
AND ASSIGNMENTS OF THE June 20, 2011
FLOYD COUNTY IOWA TAX SALE**

The annual tax sale by the Floyd County Treasurer will be held on June 20, 2011 at 10:00 a. m. Adjournments of this sale may be held on the third Monday of every other following month as determined by the Treasurer. If a county holiday falls on that day, the sale will be moved to the fourth Monday. The following information is provided to make the sale more efficacious, and to assist you in purchasing delinquent taxes at the Tax Sale.

a) All prospective bidders or their agents must register with the Treasurers Office **on or before June 17, 2011**. A registration fee of \$10.00 will be charged to each registrant. **Written bids**, in a form acceptable to the Treasurer, **will be accepted through the Wednesday preceding the sale.**

When more than one person offers to pay the total amount due, the bidder who offers to accept the smallest percentage of the parcel will be awarded the certificate. For example, if bidder "a" bids the total amount due at 100% interest in the parcel, bidder "b" will become the higher bidder by bidding 90%. The percentage designated gives the successful bidder that amount of an undivided interest in the parcel, if the process eventually proceeds to the issuance of a Treasurers Deed for the parcel. Bids of less than 1% are unacceptable. In order to resolve incidents where two identical bids are received, the Treasurer or his Deputy shall award the sale in a random fashion.

You or your agent may not be eligible to bid on certain individual parcels by reason of having a vested interest in the parcel or parcels offered. A Tax Sale Certificate of Purchase and/or a Treasurers Deed can be set aside by the courts if it is determined that the purchaser was ineligible to bid at tax sale. A general guide is, a tax sale purchaser should never have an interest in, or lien on the offered parcel. If this is a concern to you, consult legal counsel to determine your right to bid and become tax sale purchaser.

b) Parcels are offered for sale number order by parcel number. It is imperative that you be prepared for the sale. You need to know the parcel number and legal description of property you are interested in. In the days prior to the sale the Treasurers Office will assist you in determining parcel numbers and legal descriptions.

c) Payment is required at the time of purchase or at the conclusion of the sale. The amount to be paid will include delinquent tax, delinquent special assessments, interest accrued, all collection fees, publication costs, and a Twenty Dollar fee for each individual certificate issued..

Acceptable payment will be in the form of cash, personal check, money order, or other guaranteed funds. Funds which involve subsequent endorsement (two party checks) are unacceptable.

d) Purchasers will receive copies of completed certificates within 10 working days, the original Certificate will be held by the Treasurer.

e) Participants must complete an IRS form W-9 if one is not already on file with our office. This will enable us to issue a 1099-INT if necessary.

f) The Tax Sale Certificate of Purchase does not convey title to the purchaser. The title holder of record or other interested party retains the right to redeem the property within a specified period of time. If the sale remains unredeemed after this time the certificate holder may begin proceedings to obtain a Treasurers Tax Deed to the parcel. In the case of a parcel sold at regular tax sale the Notice of Expiration of Right of Redemption may be issued one year and nine months following the sale. Parcels sold at public bidder sale have a one year shorter time frame (nine months following the sale). If the parcel remains unredeemed, and the certificate purchaser has failed to complete the necessary actions to receive a deed, the Treasurer will cancel the tax sale when three years have elapsed from the time of the sale.

g) A tax sale purchaser may pay subsequent taxes and subsequent special assessments on parcels that he or she is the certificate holder of. Payment of these subsequent taxes can be made fourteen days following the day they become delinquent.

h) Except for certificates held by the County, a redemption is not valid unless received by the Treasurer prior to the close of business on the ninetieth day from the date of completed service.

Payment to redeem tax sale certificate will include the following:

- 1) The original tax sale amount, including the certificate fee paid by the purchaser at the time of sale.
- 2) Interest in the amount of 2% per month calculated against the amount for which the parcel was sold, including the amount paid for the certificate of purchase. Each fraction of a month is considered a whole month.
- 3) Subsequent tax payments paid by the purchaser and added to the amount of the sale, with interest in the amount of 2% per month. Each fraction of a month is considered a whole month.
- 4) Valid costs incurred and recorded in the Tax Sale Register for action taken toward obtaining a tax deed. Costs not filed with the Treasurer before redemption will not be collected by the Treasurer, but collection may be pursued through a court action against the parcel owner by the certificate holder.

The Treasurer cannot accept costs incurred prior to the filing of the 90 day affidavit with the Treasurer.

- i) The Treasurer's Office will notify you in a timely manner of the redemption of a parcel which you hold the certificate on. When the certificate is redeemed either in person or by mail, a check will be issued for the redemption amount. The earliest a reimbursement will occur is the first business day following the recording of the redemption in the county system. The purchaser will receive a check by mail, as well as an itemization of the payment.
- j) In the event a buyer has been reimbursed for a redemption and the taxpayer's check does not clear the taxpayer's bank account, the buyer will be notified by the Treasurer and will be required to immediately return the redemption funds. The Treasurer will cancel the redemption. The tax sale will be reinstated as of the original sale date. A subsequent redemption will be calculated from the original date of the sale to the date of repayment.
- k) If the original certificate of purchase is lost or destroyed a duplicate may be obtained at a cost of \$10.00.
- l) A Tax Sale Certificate of Purchase is assignable by endorsement of the certificate and entry in the Treasurer's Tax Sale Register. A certificate may not be assigned to a person, other than a municipality, that is entitled to redeem. Contact this office for further information when assigning a Tax Sale Certificate.
- m) The Treasurer is required to notify, within fifteen days, the owner of record if a tax sale certificate to a parcel is sold.
- n) The fee for issuance of a Treasurer's Tax Sale Deed is twenty five dollars per parcel.
- o) Written or oral statements by the Treasurer or his Deputies on the day of tax sale supersede this document.

This document has been prepared to provide general information and guidelines relative to annual tax sales and the redemption and assignments of the certificates thereof. The provisions of this document are severable. If any provision of this document is determined to be contrary to law, the remaining provisions shall remain in full force and effect. This document is effective for taxes sold during the period of June 20, 2011, through June 15, 2012, and all their assignments thereof, regardless of the assignment date. The Floyd County Treasurer will not respond to questions of law. Questions of this nature should be directed to your legal counsel.

Floyd County Treasurer Notice

2011 TAX SALE ADJOURNED SALE DATES

Adjourned sales will be held in the Treasurer's office at 10:00 A.M.

SALE DATES ARE THE THIRD MONDAY OF EVERY OTHER MONTH BEGINNING **AUGUST 20, 2011** AND AS FOLLOWS.

OCTOBER 15, 2011

DECEMBER 17, 2011

FEBRUARY 18, 2012

APRIL 15, 2012