

County of Adams

Office of County Treasurer

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TAX SALE BUYER PACKAGE

ADAMS COUNTY TAX SALE

OCTOBER 29, 2012

10:00 AM

**ADAMS COUNTY COURTHOUSE
COURTROOM 2D**

THIS PACKAGE CONTAINS:

- 1. TAX SALE INFORMATION**
- 2. CERTIFICATE OF REGISTRATION**
- 3. SALE RULES AND GUIDELINES**

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2012 TAX SALE INFORMATION

The Adams County annual Tax Sale for delinquent real estate taxes and mobile home local service taxes will be on October 29, 2012 at 10:00 AM in the Adams County Courthouse, courtroom 2D.

“Over-the-Counter” Tax Lien Certificates. Adams County does not offer “over the counter” tax lien certificates for purchase. Contact the Adams County Trustee at (618) 656-5744.

Buyer Registration. Register with the County Treasurer’s office at least ten business days prior to the sale. **Registrations will be accepted until 4:30 PM on October 12, 2012.** All buyers must complete a Certificate of Registration form and include a \$300 USD deposit, with a check from a US bank. **(35 ILCS 200/21-220)**

IRS Form W-9. First-time buyers must complete and include an IRS Form W-9. The Treasurer’s office will not accept or process a registration until the new buyer provides a properly completed IRS Form W-9. A partially completed W-9 is available from the Treasurer’s office or online at the Treasurer’s website.

Substitute Buyer. If the registrant cannot participate in the tax sale, he/she may provide the name of a substitute person by 4:30 PM on October 22, 2012. Notify the Treasurer’s office in writing by e-mail or fax. **(35 ILCS 200/21-220)**

Refund of Deposit Policy. There are no refunds if the registrant does not attend the tax sale. The deposit is refunded only if the registrant attempts, but fails to purchase any parcels offered. **(35 ILCS 200/21-220)**

Buyer Check-in. All buyers must check in at the Adams County Treasurer’s office. Bring a signed check payable to “Adams County Collector.” Leave the amount blank. We accept personal or business checks.

Bidding. A buyer (or the buyer’s agent if identified on the Certificate of Registration) must be present to bid. Bidding on all delinquent taxes starts at 18% and the tax sale certificate is issued to the lowest bidder. The tax buyer must pay the County for taxes purchased the day of the Tax Sale plus any penalties and costs due at that time. The buyer receives a tax certificate for each parcel purchased. **(35 ILCS 200/21-215)**

(35 ILCS 200/21-220)

In counties with less than 3,000,000 inhabitants, unless the county board provides otherwise, no person shall be eligible to bid who did not register with the county collector at least 10 business days prior to the first day of sale authorized under Section 21-115. The registration must be accompanied by a deposit in an amount determined by the county collector, but not to exceed \$250 in counties of less than 50,000 inhabitants or \$500 in all other counties, which must be applied to the amount due on the properties that the registrant has purchased.

If the registrant cannot participate in the tax sale, then he or she may notify the tax collector, no later than 5 business days prior to the sale, of the name of the substitute person who will participate in the sale in the registrant’s place, and an additional deposit is not required for any such substitute person. If the registrant does not attend the sale, then the deposit is forfeited to the Tax Sale Automation Fund established under Section 21-245. If the registrant does attend the sale and attempts, but fails, to purchase any parcels offered for sale, then the deposit must be refunded to the registrant. (Source: P.A. 95-537, eff. 8-28-07.)

(35 ILCS 200/21-215)

***Penalty bids.** The person at the sale offering to pay the amount due on each property for the least penalty percentage shall be the purchaser of that property. No bid shall be accepted for a penalty exceeding 18% of the amount of the tax or special assessment on property. (Source: P.A. 86-1431; 86-1480; 88-455.)*

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2012 TAX SALE INFORMATION (continued)

Delinquent Property List. A list of delinquent properties will be advertised in the local newspapers approximately three (3) weeks prior to the sale.

(35 ILCS 200/21-110, 35 ILCS 200/21-115)

The list will also be available by mid-October in either paper or electronic format and may be purchased for \$100.00. The electronic format will include updates. Check the appropriate box on the Certificate of Registration form and include payment.

Petition for Tax Deed. At the end of the 2½ year redemption period, the Buyer may petition the Eighth Circuit Court for a tax deed to the property. Adams County does not handle the foreclosure process.

Adams County Trustee. For further information regarding certificates in the name of Adams County Trustee, please contact the Adams County Trustee at 1-800-248-2850 or www.iltaxsale.com.

Surplus Property Auction. Adams County purchases taxes that are not sold at the October tax sale. The County obtains the tax deeds to these properties at the end of the 2-½ year redemption period. At this time all taxes are expunged and the properties are auctioned off by sealed bid.

The next surplus property auction is scheduled for June 22, 2012. The minimum bid for real estate is \$635 and for mobile homes is \$665, including the recording fee.

The catalog of properties and bidding instructions will be available online at www.iltaxsale.com or in the Treasurer's office for a small fee plus postage and handling.

Tax Sale Statistics for the 2011 Tax Sale (11-TX-46)

Registered tax sale buyers:	7
Participating tax sale buyers:	6
Real Estate parcels offered/sold:	436/310
Mobile Home parcels offered/sold:	19/0
Total Tax Value offered:	\$619,873.26
Winning bid (interest rate)	highest: 18.0%
	lowest: 0.0%
	average: 5.85%
	weighted average: 6.27%

*(35 ILCS 200/21-110) Published notice of annual application for judgment and sale; delinquent taxes. At any time after all taxes have become delinquent in any year, the Collector shall publish an advertisement, giving notice of the intended application for judgment and sale of the delinquent properties. The advertisement may include the street address on file with the county collector, if available, and shall include the PIN number of each delinquent property. Except as provided below, the advertisement shall be in a newspaper published in the township or road district in which the properties are located. If there is no newspaper published in the township or road district, then the notice shall be published in some newspaper in the same county as the township or road district, to be selected by the county collector.
(Source: P.A. 97-557, eff. 7-1-12.)*

(35 ILCS 200/21-115) Times of publication of notice. The advertisement shall be published once at least 10 days before the day on which judgment is to be applied for, and shall contain a list of the delinquent properties upon which the taxes or any part thereof remain due and unpaid, the names of owners, if known, the total amount due, and the year or years for which they are due. In counties of less than 3,000,000 inhabitants, advertisement shall include notice of the registration requirement for persons bidding at the sale. Properties upon which taxes have been paid in full under protest shall not be included in the list.

The collector shall give notice that he or she will apply to the circuit court on a specified day for judgment against the properties for the taxes, and costs, and for an order to sell the properties for the satisfaction of the amount due.

The collector shall also give notice of a date within the next 5 business days after the date of application on which all the properties for the sale of which an order is made will be exposed to public sale at a location within the county designated by the county collector, for the amount of taxes, and cost due.

(Source: P.A. 88-455; 89-126, eff. 7-11-95; 89-426, eff. 6-1-96; 89-626, eff. 8-9-96.)

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2012 TAX SALE Certificate of Registration

OFFICIAL NOTIFICATION that the Tax Sale Purchaser listed below hereby registers with the Adams County Treasurer/Collector and shall be eligible, through his/her authorized agents and/or employees to bid and /or receive Certificates of Purchase for the Adams County Tax Sale. The tax sale will be conducted on October 29, 2012 at 10:00 AM at the Adams County Courthouse, Courtroom 2D.

This registration is executed herein pursuant to 35 ILCS 200/21-220.

Date

Registered Tax Sale Purchaser (Certificates to be issued in the name of):

#

Name of Tax Sale Purchaser

PLEASE PRINT LEGIBLY!!!

Name of Agent or Person Bidding (if different from above)

Address

City

State

Zip+4

Phone#

Fax#

E-mail address

Social Security Number or FEIN#

or W-9 enclosed

(W-9 required for first time tax buyers)

Enclosed: **\$300.00 deposit** (required, refundable only if bidding is unsuccessful)

\$100.00 tax sale list (optional, request Electronic or Paper media)

Total enclosed: _____

Signature of Tax Buyer

Received by (Adams County Treasurer Staff)

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TAX SALE RULES AND GUIDELINES

1. CHECK IN.

- a. Check in at the Adams County Treasurer's office between 8:30 AM and 9:45 AM.
- b. Provide a signed check made out to "Adams County Collector. Leave the amount blank. After totals are verified, we will fax the buyer a copy of the completed check and their bid results.
- c. Seat number/computer number will be chosen by lot. The buyer will draw a number that will be his seat number. There is no open seating.
- d. The buyer will receive a list of parcels with city liens or sale in errors.
- e. The buyer will receive a list of parcels paid since the last update.

2. SALE LOCATION AND TIME.

- a. Sale location: Courtroom 2D. Enter the courthouse through security at the southeast Vermont Street entrance. **Cell phones are not allowed through security.**
- b. Time: The sale starts promptly at 10:00 AM. The courtroom will be open at 9:30 AM.

3. GENERAL SALE PROCEDURES.

- a. The Adams County Treasurer (the "Treasurer") establishes the rules of this sale.
- b. Only pre-registered buyers may participate in this sale.
- c. Observers shall not disrupt the sale. Disruptions or offensive behavior will not be tolerated during the sale. Any party disrupting the sale will be removed.
- d. At any point during the sale, the Treasurer may modify the rules as necessary to promote the appropriate conduct of this sale.
- e. The Treasurer will determine the length of bidding time for each item.
- f. The Treasurer will declare breaks in the sale as needed.
- g. Taxes on real property will be sold first. Mobile homes will be last.
- h. The Treasurer is offering all items which we believe to be delinquent. Should we discover items that were ineligible for sale for any reason prior to the issuance of the Tax Sale Certificates, the sale of these items will be stricken and payment refunded as appropriate.

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TAX SALE RULES AND GUIDELINES (continued)

4. BIDDING PROCEDURES.

- a. You may only bid using the Real Time Auction Management Systems (R.A.M.S.) hardware provided. Use of any other hardware is prohibited. For more information on R.A.M.S. go to www.iltax.com
- b. All items will sell to the bidder offering the lowest penalty bid. In the event two or more bidders bid the same penalty rate, the item will sell to the first bid submitted.
- c. There will be a brief practice session.
- d. **All bids are final.** Bid carefully. Once you have submitted a bid you cannot retract it.
- e. Once the sale begins you will be allowed one mistake (a bid on the wrong parcel) which must be acknowledged immediately. That parcel will be rebid. The buyer who made the error does not rebid.
- f. No bids will be accepted prior to, or after, the official bidding time. Any attempts to bid prior to the official bidding time will result in the bidder having to re-bid.
- g. During the sale, if a buyer elects to leave the room, the sale will continue. The buyer may resume bidding upon re-entry.
- h. Final purchase lists and tax sale certificates will be delivered to each bidder after we have reconciled the sale records.