

County of Adams

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TAX SALE INFORMATION 2010

**Adams County, IL Tax Sale – Monday, October 25, 2010 at 1:00 p.m.
Surplus Property Auction -- TBA**

Tax Sale - Adams County will hold its annual Tax Sale for delinquent real estate taxes and mobile home local service taxes on the last Monday in October, at 1:00 p.m. in courtroom 2D of the Adams County Courthouse. A buyer must be present to bid. There are no “over the counter” tax lien certificates available for purchase. Interested buyers must register with the County Treasurer’s office at least **ten business days prior to the sale** and include a completed W-9 form. The Certificate of Registration form is available online at www.co.adams.il.us/treasurer or contact the Treasurer’s office. A \$300 deposit is required at the time of registration. The deposit applies to the purchase balance and is refunded only if an attempt to bid is unsuccessful. In 2009 there were 11 registered tax sale buyers. 519 real estate parcels and 32 mobile homes were offered. 6.3% was the weighted average of bids.

A **list of delinquent properties** will be advertised in the local newspapers approximately three (3) weeks prior to the Sale. The list may be purchased in either hard copy or electronic format for \$100.00. Updates are included with the electronic list. Check the appropriate box on the Registration form and include payment. The delinquent list will be available by mid-October and will be mailed or emailed upon receipt of payment. Interested buyers may contact our office around the first week of October. Purchase of the list of properties does not automatically register a buyer for the tax sale.

Bidding on all delinquent taxes starts at 18% and the tax sale certificate is issued to the lowest bidder. You or a representative must be present at the sale to bid. 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. We accept personal checks. The buyer receives a tax sale certificate for parcels purchased and at the end of the 2 ½ year redemption period, may petition the Circuit Court for a tax deed to the property. The County does not handle the foreclosure process.

Surplus Property Auction – TBA Adams County purchases taxes that are not sold at the October tax sale. At the end of the 2-½ year redemption period, the County obtains the tax deeds to these properties. At this time all taxes are expunged. The properties are auctioned off by sealed bid. \$635 is the minimum bid for real estate and \$665 for mobile homes, which includes the recording fee. The catalogue of properties and bidding instructions will be available on line at www.iltax.com or in the Treasurer’s office for a small fee plus postage and handling.

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.