

# **TAX SALE REMINDERS**

## **BIDDING**

Tax sale bidding begins with a maximum of 18% rate of redemption.

Bidding of premium for a tax sale certificate begins after a 1% rate of redemption is bid.

EXAMPLE: Bidding has begun at 18% and has been bid DOWN to 1% by bidders saying 18%, 17% 16% etc. to 1% in an auction bid manner. After a 1% bid is made, any bidder may then quote PREMIUM to be paid for the tax sale certificate by BIDDING UPWARD in \$100.00 amounts. The certificate is sold to the highest bidder. If there are no bidders, the item is sold to the City at 18%.

## **PAYING AFTER THE SALE**

Payment must be made in cash, certified checks and money orders before the close of the sale. Bidders must have completed a W-9 prior to the sale.

## **YOUR RESPONSIBILITIES AS A TAX SALE LIENHOLDER**

After the sale, certain responsibilities become the obligation of the holder of tax sale certificates under the TAX SALE LAW.

1. You must file affidavits of all your disbursements and expenses as holder of a tax sale certificate. SEE TAX SALE LAW NJSA 54:5-60, 54:5-61,62 and 63 et seq.
2. Record your tax sale certificates within 90 days of the date of this sale. This is extremely important to protect your investment.
3. Current year taxes are not included in this tax sale. You may check with the tax collector's office **after** the Tax Sale Certificate has been issued.
4. All actions and expenses by the holder of the tax sale certificate are normally recovered by the filing of affidavits setting forth those expenses with Tax Office. The limits recoverable are set forth in the TAX SALE LAW.

## **IF YOU ARE THE 'SUCCESSFUL' BIDDER ON ANY PROPERTY**

You will:

1. Be the holder of tax sale lien against the "Owner of Record"
2. Be entitled to interest at the rate you won the bid, per annum, over and above the tax sale amount paid at the tax sale.
3. Be able to initiate foreclosure proceeding to acquire subject property, if the "owner or record" fails to redeem the tax sale lien within 2 years from date of the sale.
4. Have the option to pay subsequent years' taxes to protect your interest in the tax sale lien you hold which will accumulate interest at the City rate.

You will not:

1. Obtain title, in any form, to subject property by reason of being the "Successful Bidder" at the sale.
2. Be able to neither exercise any right of ownership, seek entry to, inspect, nor attempt to act as landlord on the property.