

Dallas County, Iowa

TERMS AND CONDITIONS GOVERNING THE ANNUAL TAX SALE OF June 17, 2019 AND ADJOURNMENTS OR ASSIGNMENTS THEREOF

The doctrine of caveat emptor, meaning 'buyer beware', applies to this tax sale. Please read carefully as some of the terms and conditions have changed.

The 2019 annual tax sale will be held by the Dallas County Treasurer on Monday, June 17, 2019 at the Dallas County Human Services Campus large conference room, 25747 N Avenue, Adel, IA. The tax sale will begin promptly at 9:00 a.m. and continue until every parcel has been offered for sale. The County Treasurer will then adjourn the sale to 9:00 a.m. on the third Monday of every month, except no sale will be held in July, if there is a need for an adjourned sale. If the third Monday is a legal holiday, it will be held on the next business day.
Entrance to building will be through the east doors.

1. Electronic Devices Prohibited

Cellular phones, pagers, tape recorders, camcorders, and other audible electronic devices are to be turned off during the sale. Laptop or notebook computers are allowed only if they are operated from battery packs. A violation in the use of electronic devices may result in the disqualification of the bidder.

2. Registering for the Tax Sale

Registration and bidder authorization fees are non-refundable.

- The registration fee for a bidder is \$20.00 and bidders must be registered by 4:30 p.m. on Thursday, June 13, 2019.

The Registration fee includes bidding at the June 2019 sale and all associated adjourned tax sales.

Bidding Entity requirements:

• Each Bidding Entity may represent up to 50 bidder numbers. A unique taxpayer ID will be required for each bidder number. A Bidding Entity is considered a person acting in their individual capacity, a tax sale main investor, a business entity (including affiliates and subsidiaries), an interested party, a group, an association, an investment club, a cooperative, a joint venture, an estate, a trust or any commercial entity or any combination thereof. A Bidding Entity also includes any person acting in any capacity on behalf of a tax sale main investor, a business entity (including affiliates and subsidiaries), interested party, a group, an association, an investment club, a cooperative, a joint venture, an estate, a trust or any commercial entity, or any combination thereof. Any willful intent to bypass this limitation may disqualify all associated bidders from the sale, and all certificates purchased during the sale by the associated bidders may be canceled and re-offered to other properly registered bidders. Audits of the bidders will be done to determine if any associations exist which exceed the limit of 50. Names, addresses, interested parties, bank accounts, and shared resources (including employees) are examples of some of the bidder information that will be analyzed to determine if there is an association among bidders.

The bidder must properly complete the following forms:

1. *Registration of Tax Sale Bidder or Assignee* – A registered bidder must complete and sign this form for each tax sale year. Other than an individual, you will also need to certify you have a Federal Identification number **and** that you have an agent for service of process on file with the secretary of state **or** a verified statement meeting the requirements of chapter 547 on file with the county recorder of Dallas County, Iowa Code 2010, 446.16 effective March 2009. This does not necessarily reflect the person who is authorized to bid for the entity the day of the

sale. You must complete an Authorization to Represent Bidder form as to who will represent the entity on the day of the sale. **Please note: All changes in Authorized Bidders must be submitted to the Dallas County Treasurers office by 4:30 p.m. on Thursday, June 13, 2019. No changes will be permitted after that date. Authorized bidders will need to know who they are working for the day of the sale before getting into the registration line to pick up their credentials.**

We are limiting the number of bidders to 60 because of the size of the facility.

If the Treasurer's Office determines that a bidder has failed to make payment for tax sale certificate(s) in Dallas County or any county in Iowa, the Treasurer may disqualify the bidder from the sale; also any and all certificates purchased by the disqualified bidder during the sale may be canceled and re-offered to other properly registered bidders.

2. *W-9* – A registered bidder must complete and sign a W-9 form. This information is required to issue an accurate 1099-INT statement with the appropriate social security number or taxpayer identification number.

3. *Authorization to Represent Bidder*-This form must be completed if a bidder will not be representing him/herself. A bidder may, through a completed *Authorization to Represent Bidder* form filed with the County Treasurer, designate one agent to bid on his or her behalf during the 2018 annual and adjourned tax sales.

3. *ACH Authorization form* -This form must be completed by all buyers. Beginning with the 2019 Tax Sale, we will require an authorization to debit funds from your account to pay your certificate purchases (and registration fees if you prefer). We will also pay tax sale proceeds out to this same account. As the tax sales are paid off, we will email you with the details and will send a credit to your designated account. In the event that you subsequently change accounts, you will need to complete a new form for us.

Each 'Registration of Tax Sale Bidder or Assignee' form, 'W-9' form, and 'Authorization to Represent Bidder' form will be reviewed for completeness and accuracy. The 'Authorization to Represent Bidder' form must be signed by the same individual who signed the 'Registration of Tax Sale Bidder or Assignee', and 'W-9' forms. Errors, omissions, or misrepresentations by a tax sale bidder may disqualify the bidder from the sale and all certificates purchased by the disqualified bidder during the sale may be canceled and reoffered to other properly registered bidders.

To pre-register for the tax sale:

A bidder must pre-register by 4:30 p.m. June 13, 2019, to be eligible to bid at 9:00 a.m. on Monday, June 17, 2019. The Treasurer's Office must receive the properly completed forms listed above with the Registration fee of \$20.00 by 4:30 p.m. on Thursday, June 13, 2019, for the bidder to be considered registered. Please address mailed/delivered registration forms as follows:

Dallas County Treasurer
Tax Sale Registration
801 Court St, Rm. 201
Adel, IA 50003

A pre-registered bidder will pick up his/her bidder card at the Tax Sale site between 8:00 and 8:45 a. m. on Monday June 17, 2019. **No changes to the 'Registration of Tax Sale Bidder' and/or the 'Authorization to Represent Bidder' will be accepted after 4:30 p.m. on Thursday, June 13, 2019.**

Proof of Age and Identity

All bidders/buyers/assignees must be 18 years of age or older as of June 17, 2019. The County Treasurer requires valid proof of age; i.e., driver's license or birth certificate. Bidders will be required to show proof of identity (i.e. driver's license or birth certificate) before entering the sale room. No one under the age of 18 will be allowed in the cafeteria where the sale will take place.

3. Bidding at the Tax Sale

Parcels with delinquent taxes are offered for sale in numerical sequence by parcel number within taxing district, as reflected in the official tax sale publication. The tax sale consists of two sessions. Regular and public bidder real estate sale items will be offered in the first session, and regular and public bidder mobile home items will be offered

during the second session. **It is the bidder's responsibility to be prepared for the sale, know the sequence number that corresponds to the parcel number and to know the parcel number(s) within each district for the corresponding legal description(s) upon which s/he intends to bid.** The Tax Division of the Dallas County Treasurer's Office can help a bidder obtain this information in the days before the sale. Information can also be found at our website www.dallascountyiowa.gov.

Bidder numbers will be entered into the tax sale program prior to the start of the sale. Each item will be offered for sale to all bidders considered "active" by the auctioneer, beginning with an opening bid of 100% undivided interest. (Note: "Active" means the bidder has properly registered and the bidder number is available for selection by the random selection software program used by the auctioneer.) After the auctioneer announces the next item to be sold, active bidders may bid downward a percentage of undivided interest. "Bid downs" will range in whole percentage points from 99% to 1%.

A tax sale can be set aside in a situation where a combination of bidders agrees not to compete with each other in a bid-down process and one of them becomes the tax sale buyer. Such fraudulent collusion prevents selling an item for the smallest percentage of undivided interest of the parcel. This practice is prohibited at the Dallas County Tax Sale and violation may disqualify a bidder from the sale.

When the auctioneer determines that there are no further bids and the bid is a tie, a bidder will be chosen by the random selection program. **The bidder selected at random must immediately accept the purchase of the item by announcing "sold", or refuse the item by announcing "pass", in which case another bidder will be randomly selected.** If there is not a tie bid, the sale will be awarded to the lone active bidder. **A response of 'sold' to the auctioneer results in an obligation on the part of the bidder to pay for the certificate in the settlement.** If there is no response from a bidder whose number has been selected, the auctioneer may deactivate that number. Upon request, the bidder can have the number reactivated.

Although a "properly registered" tax sale bidder may purchase tax sale certificates under multiple names/numbers, the bidder may only use one bidder number and federal identification number at a time (Note: "Properly registered" means the name(s) on the bidder's registration form, corresponding W-9, 'Direct Deposit Authorization', and 'Authorization to Represent Bidder' form are **identical** and the taxpayer's identification number furnished on the W-9 form is for the name as registered.)

A bidder may submit a written bid if s/he cannot attend in person; however, if another bid on the same item is received from a bidder who is present at the sale, the tax sale certificate will be issued to the bidder who is present. In cases where two or more mailed bids are received and the item is not sold to a person present during the sale, the mailed bid for the smallest percentage of undivided interest for the item will be awarded the certificate. In cases of a tie mailed bid, the mailed bid with the earliest U.S. Postal Service postmark will be awarded the certificate.

To keep the sale moving, we have upgraded our system to allow for those bidders who are interested in parcels of \$150.00 or less. If you are interested in bidding on these, please indicate on your Bidder Registration Form.

4. Purchasing Tax Sale Certificates

Payment is required at the conclusion of the sale or at the time a buyer leaves if earlier than at the conclusion of the day's sale. The amount collected will include all delinquent taxes, special assessments, interest, special assessment collection fees, rates or charges, publishing costs, and a certificate fee for each certificate issued.

Buyers are required to review all items listed on the summary report provided prior to settlement and notify Treasurer's Office staff of any discrepancy **before** leaving the building. Treasurer's staff will resolve all reported discrepancies.

Payment must be in U.S. funds and debited from the account authorized in the ACH Authorization form for the exact amount of the purchase.

If a tax sale bidder has at any time defaulted on a bid by failing for any reason to pay any public agency the full value of any bid item, such bidder, to register to bid for a Dallas County Tax sale, is required to post with the Dallas County Treasurer, guaranteed funds in the amount that the bidder anticipates purchasing. In any event, such bidder's purchases at such tax sale shall be restricted to the dollar value of the

guaranteed funds posted. Such guarantee of payment shall apply to the bidder so situated and to all agents bidding for such bidder at the tax sale.

Beginning with the 2017 Tax Sale, the Dallas County Treasurers Office will retain the original tax certificates in our office and will send a copy to the Tax Sale purchaser. Please allow up to 15 business days to receive purchased certificate(s). This allows the Dallas County Treasurer's staff time to complete posting of records, editing of certificates, balancing the proceeds received from the tax sale, and preparing each buyer's certificates for mailing. At the time the copies of the certificates are mailed or picked up, reimbursement will be included for those parcels that have been redeemed from this sale, in lieu of the tax sale certificate of purchase being sent. It is the buyer's responsibility to verify that the tax sale certificates and redemption copies received are correct for the parcels purchased. Each tax sale certificate issued for the June 2019 or adjourned tax sale will have a certificate number on the first line of print in the upper right-hand corner. The certificate number identifies the year of the tax sale and a sequentially assigned number. For example, a tax sale certificate issued in June 2019 may have a certificate number of 2019-19242; and a certificate issued at an adjourned sale in February 2019, may have a certificate number 2019-19352. The tax sale certificate of purchase does not convey title to the buyer. The titleholder of record or other interested party retains the right to redeem within the statutory period, depending on the type of tax sale. If the sale remains unredeemed after the statutory period, the buyer may begin action to obtain a tax sale deed (refer to section 9: '90 Day Notice of Right of Redemption' Affidavit).

5. Notification to Titleholder of Tax Sale

The County Treasurer is required to notify the titleholder of record within fifteen days from the date of sale that the published item was sold at tax sale.

6. Reimbursement of a Tax Sale Redemption

A redeemed tax sale will include the following:

- a. The original tax sale amount, including the \$20.00 certificate fee paid by the buyer at the time of the sale.
- b. Interest in the amount of 2% per month, beginning with the month of the sale to the month of redemption, calculated against the amount for which the item was sold, including the \$20.00 certificate fee. Each fraction of a month will count as a whole month.
- c. Subsequent tax payments paid and properly reported by the buyer as an addition to the sale, with interest in the amount of 2% per month, beginning with the month the subsequent payment is posted to the county system to the month of redemption. Each fraction of a month will count as a whole month (refer to section 7: Payment of Subsequent Taxes).
- d. Valid costs incurred by the certificate holder of record and posted to the county system for action taken toward obtaining a tax sale deed. Costs not posted to the county system before redemption shall not be collected by the County Treasurer. Valid costs are defined in §447.13, Code of Iowa as amended and include the cost of a record search, serving the notice and cost of publication. A record search must be performed by an abstractor who participates in the title guaranty program or an attorney licensed to practice law in the state of Iowa. The amount of the cost of the record search that may be added to the amount necessary to redeem shall not exceed three hundred dollars. Attorney fees are not authorized costs.

The Dallas County Treasurer requires proof that costs are valid. For publication costs, the Dallas County Treasurer requires a copy of the newspaper publisher's invoice and a statement from the certificate holder substantiating the reason service was made by publication prior to posting publication costs to the amount necessary to redeem to determine whether publication costs are valid. Fees for publication, if publication is required, shall not exceed the customary publication fees for official county publications.

By statute, (§447.12), costs cannot be filed with the County Treasurer prior to the filing of the 90 Day Notice of Right of Redemption' affidavit with the County Treasurer.

- e. A redemption does not include the assignment transaction fee paid to the county.
- f. Upon redemption of the tax sale, the Dallas County Treasurer will notify the certificate holder by email of the amount redeemed and will electronically transmit the funds to the account identified by the certificate holders' current ACH Authorization form. In the event that the account changes, notification must be provided to our office of that change.

The buyer is responsible for checking redemptions for which s/he holds the certificate of purchase to inquire if redemption funds are available for payment. When submitting request, list certificate number. If requesting for multiple buyers, include all buyer names in your request and submit it in one of the following manners:

Dallas County Treasurer

1. Phone: (515) 993-5808

2. Fax: (515) 993-5855

3. Email: propertytax@dallascountyiowa.gov

4. Mail: 801 Court St., Rm. 201, Adel, IA 50003

As annual tax sales and their adjourned sales occur, each tax sale certificate number assigned will begin with the year of its corresponding annual June sale (refer to section 4: Purchasing Tax Sale Certificates). Upon payment of the taxes owed under the tax sale, the Dallas County Treasurer will issue a check for the redemption proceeds to the Tax Sale buyer at the address we have on file and will notify you of the redemption via email. Should your address change, please let us know so we can update our records. The Treasurer will mail a copy of the redemption certificate reflecting the total amount of the redemption to the buyer along with the check. Buyers should retain the redemption certificate copy for income tax purposes.

At the end of the calendar year, the County Treasurer will issue a 1099-INT form to buyers and to the Internal Revenue Service. A buyer's tax preparer may need this information when filing Federal and State Income Tax returns. Information on the amount of the 1099-INT reported to the IRS can be requested by calling (515) 993-5808.

If a buyer underreports the interest amount received, the Internal Revenue Service will direct the Treasurer to implement a backup withholding procedure at the rate of 31% of the interest collected. If this should occur, the Treasurer reserves the right to ban the buyer and all associated buyers from future tax sales.

Upon request from the buyer, the Dallas County Treasurer can provide a computer printout of the following:

- a. A copy of the detailed redemptions included in a buyer's 1099-INT form at a charge of \$10 per buyer number.
- b. A copy of a buyer's outstanding tax sales at a charge of \$10 per buyer number. The Dallas County Treasurer's Office will not provide or calculate year-end interest accruals or bookkeeping services other than to provide a copy of the redemption certificate at the time of reimbursement to the buyer.

7. Payment of Subsequent Taxes (Sub-list)

A tax sale buyer may pay subsequent delinquent tax and special assessments, including rates or charges, on the same parcel(s) on which s/he holds the tax sale certificate. The Treasurer's Office will accept payments for subsequent delinquent tax and special assessments beginning one month and fourteen days following the date from which an installment becomes delinquent. Only items delinquent in the current fiscal year or a prior year may be paid on a "sub-list". After sub-list payment(s) have been received and applied by the Treasurer's Office, the Treasurer will not refund the payment if the tax sale certificate holder later decides that he/she did not want to pay a particular parcel. Special assessments, rates or charges due in future years cannot be paid until the fiscal year in which they become delinquent.

Tax sale certificate holders wanting to pay subsequent taxes have three options for obtaining property tax payment information:

1) Self Lookup Online – Look up information online at www.iowatreasurers.org. In this case, there will be no charge for the information. Statements and payments must indicate they are for Subsequent Taxes.

2) Request Tax Information from the County Treasurer – Requests for property tax payment information must be in writing. Pursuant to Iowa Code Section 445.5(3), there will be a charge of \$2.00 per parcel for providing property tax payment information. A report will be printed and ready the following business day.

3) Pay Subsequent Taxes Online – Register as a Tax Sale Investor at www.iowatreasurers.org by selecting "Register to Pay Subsequent Tax" under the "TAX SALE" drop-down menu. After the registration process is complete you will be able to access a list of parcels in all 88 ICTEA-participating counties on which you hold tax sale certificates. You can then select the parcels you want to pay and submit payment by ACH debit. For this service, there will be a charge of \$0.25 for each parcel paid. For additional information you can call GovTech, 888-304-5989.

All sub-list reports and payments must be received at least one day before the posting of the payment to allow adequate processing time. All sub-list payments must be in our office by noon of the last business day of the month to allow adequate processing time.

Request for Sub-list Reports

The tax sale buyer can obtain a report of subsequent delinquent taxes due by submitting his/her buyer name to the Dallas County Treasurer's Office. A tax sale buyer can submit a request through the mail, fax or e-mail. The request must be in the following format:

Example:

I, (name), hereby request subsequent delinquent tax amounts for the following buyer name(s).

Please forward the Sub-list Report(s) to:

Name:

Address:

City/State/Zip:

Phone:

Fax:

E-mail Address:

Requests for sub-list reports must be submitted to:

**Dallas County Treasurer
Tax Sale Sub-list Request
801 Court St., Rm. 201
Adel, IA 50003**

Fax: (515)993-5855

E-mail: propertytax@dallascountyiowa.gov

When remitting payment, the buyer must include the Sub-list Report with the check. A sub-list payment not properly identified as "sub-list" by the certificate holder at the time of payment will be treated as a voluntary payment and will be omitted from redemption calculations. To avoid this situation, enclose the sub-list payment in an envelope clearly marked as follows:

**Dallas County Treasurer
Tax Sale Sub-List Payment
801 Court St., Rm. 201
Adel, IA 50003**

Subsequent tax payments postmarked after the last day of the month may not be posted until the next month. The Treasurer's Office will contact the certificate holder with notification of additional late interest. Recorded sub-list payments will accrue interest at the rate of 2% per month, beginning with the month the payment is posted to the county system through the month of redemption.

A sub-list payment must be received before 4:30 p.m. Thursday, June 13, 2019, to prevent the parcel from being offered at the 2019 tax sale. **A separate check is required for each entity.** Under no circumstances will the Dallas County Treasurer's staff complete the buyer's check with the dollar amount.

8. Assignment of a Tax Sale Certificate

The tax sale certificate of purchase is assignable by endorsement on the front of the certificate, payment by the assignee of a \$100 assignment transaction fee, and forwarding the certificate to the County Treasurer for posting to the county's system. An assignment is not considered valid until posted to the county's system by the Treasurer. A certificate cannot be assigned to another buyer who has redemption rights, except when the assignment is to a municipality. A tax sale certificate of purchase and/or a tax sale deed can be set aside if it is determined that the tax sale buyer or assignee was ineligible to purchase the tax sale certificate. The general rule is that a tax sale buyer or assignee should never have an interest or lien in the item offered for sale. A prospective bidder should consult with legal counsel to determine the right to become a tax sale buyer, either through bid or through assignment. The assignor may not assign a certificate of purchase to more than one assignee/buyer number.

Upon receipt of the \$100 assignment transaction fee from the assignee, the Treasurer will make the necessary entries in the county's system. The recorded assignment will vest in the assignee all the rights and title of the assignor; except, when a county-held certificate is assigned, the assignee has three years from the date the assignment is recorded by the Treasurer in the county's system, instead of from the date of the tax sale, to qualify for a tax sale deed. Please contact the tax division at (515) 993-5808 regarding the assignment of a certificate. To obtain an assignment of a Dallas County held tax sale certificate, contact the Tax Division of the Dallas County Treasurer's Office.

When a buyer requests the Treasurer record a change, other than the mailing address and telephone number, it is considered an assignment and the \$100 assignment transaction fee will be charged. This includes a change in the buyer's name, buyer's number, or federal identification number. Failure to provide the correct federal identification number or social security number at the time of purchase will result in a charge of \$100 for each certificate purchased.

9. '90 Day Notice of Right of Redemption' Affidavit

Service is completed when the certificate holder files the 90 Day Notice of Right of Redemption' affidavit with the County Treasurer. The certificate holder is responsible for determining the status of a tax sale before serving the 90 Day Notice of Right of Redemption Affidavit to interested parties. It is a prohibited practice for the tax sale buyer to serve the 90 Day Notice of Right of Redemption affidavit to individuals if the tax sale has already been redeemed. A violation of this policy may result in the tax sale buyer being barred from future tax sales in Dallas County.

Service must be compliant with the law in effect at the time of the tax sale.

(a) Regular Tax Sale:

A tax sale certificate holder may serve a 'Notice of Expiration of Right of Redemption' after one year and nine months from the date of sale. **Any certificate holder who serves said notice or a similarly worded notice before the expiration of this time period may be barred from future tax sales in Dallas County.** It is Dallas County's intent to afford all property owners with all of the rights and remedies of the Iowa statutes.

(b) Public Bidder Sale:

A tax sale certificate holder may serve a 'Notice of Expiration of Right of Redemption' after nine months from the date of sale. **Any certificate holder who serves said notice or a similarly worded notice before the expiration of this time period may be barred from future tax sales in Dallas County.** It is Dallas County's intent to afford all property owners with all of the rights and remedies of the Iowa statutes.

If the certificate holder fails to file a '90 Day Notice of Right of Redemption' affidavit within three years from the date of the tax sale, the County Treasurer will cancel the tax sale. In this instance, the tax sale buyer is not entitled to a refund.

10. Tax Sale Deed

The tax sale certificate holder is required to return the certificate of purchase and remit the appropriate deed issuance fee and recording fee to the County Treasurer within ninety calendar days after the redemption period expires. The Treasurer is required by statute to cancel the certificate of purchase for any tax sale certificate holder who fails to comply. If the certificate holder fails to complete action to obtain a tax sale deed within ninety calendar days after the redemption period expires and the County Treasurer cancels the tax sale, the tax sale buyer is not entitled to a refund.

The deed issuance fee is \$25. The recording fee is variable and will be determined at the time a deed is requested. Upon receipt of the deed issuance and recording fees, the Treasurer will record the deed with the County Recorder. The County Recorder will then deliver the deed to the address noted on the deed.

11. Erroneous Tax Sale or Assignment

If it is determined that any item was erroneously sold, the certificate of purchase will be canceled. The certificate holder will return the certificate of purchase and the Dallas County Treasurer will reimburse the principal amount of the investment. The Treasurer will not pay interest.

If it is determined that a county held certificate was erroneously assigned, the assignment will be canceled. The certificate holder will return the certificate of purchase, and the Dallas County Treasurer will reimburse the total

amount paid for the assignment. Interest from the assignment date to the date of cancellation of the assignment will not be paid.

12. Abandoned Parcel Law

Iowa law permits a county or city to purchase parcels offered at the regular tax sale or to require that a certificate be assigned to the county/city if the county/city files a verified statement of abandonment with the County Treasurer (see Iowa Code § 446.19A).

13. Tax Sale Publication

Copies of the official tax sale publication will be available through the Perry Chief, the Dallas County News, and the Treasurer's Office. Prospective tax sale bidders are limited to one copy per buyer number. The Treasurer will not mail the publication. Tax sale information can also be obtained on our website at www.dallascountyiowa.gov under the Treasurer's Department.

14. Adjourned Tax Sales

The Adjourned Tax Sale, if held, will be held at 9:00 a. m. the third Monday of each month, except no sale will be held in July, in the Office of the Dallas County Treasurer. If the third Monday is a holiday, the sale will be held the next business day.

15. Change of Address or Telephone Number

Buyers are required to notify the Dallas County Treasurer's office of any changes in address or telephone number.

16. Americans with Disabilities Act

A bidder who qualifies under the 'Americans with Disabilities Act' and requires tax sale information in an alternative format should contact the Dallas County Treasurer's office not less than thirty calendar days before the tax sale. This will allow the Treasurer time to provide appropriate and timely accommodations.

17. General Information

This document has been prepared to provide general information and guidelines relative to the tax sale, a tax sale assignment, tax sale redemption, buyer reimbursement, and the issuance of a tax sale deed. It is not an all-inclusive listing of statutory requirements, procedures, or policy. It is not to be construed as a legal opinion of the statutes governing tax sales. The Dallas County Treasurer reserves the right to reject any or all bids and to waive irregularities which appear to be in the best interest of Dallas County.

A tax sale buyer should consult with legal counsel to determine his/her legal rights and remedies and to protect his/her interest as a tax sale buyer. Prospective buyers should consult with their tax attorney or tax preparer to determine income tax ramifications that might result from a gain or loss as a result of purchasing a tax sale certificate of purchase.

Section 718.2, Code of Iowa, prohibits a buyer from impersonating a county employee. The maximum penalty for a violation of this statute is two years in prison and a fine of \$5,000.

Call the Dallas County Treasurer's Tax Division (515) 993-5808 to obtain additional information. 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.

The Dallas County Treasurer will not respond to questions of law. Questions of the nature should be directed to your legal counsel.

This document is effective for taxes sold during the period of June 17, 2019, through May 31, 2020, and all their assignments thereof, regardless of the assignment date.

Mitch Hambleton Dallas County Treasurer

<https://www.google.com/maps/place/Dallas+County+Human+Service+Campus/@41.6621522,-94.0582117,13z/data=!4m5!3m4!1s0x87ec39b18ea38763:0xff7a1dc32963dad8!8m2!3d41.6621522!4d-94.0231928>

