



JOHN GULLEY, FRANKLIN COUNTY TREASURER
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100 PUBLIC SQUARE
BENTON, IL 62812

PAMELA J. SMITH, CHIEF DEPUTY • GLENDA DOYLE, TERI WOOLARD, AMY SILEVEN - DEPUTIES

Franklin County Tax Sale Procedures
2013 payable 2014 Real Estate Taxes & 2014 Mobile Home Privilege Taxes
Friday, December 19, 2014 • 10:30 am • Franklin County Courthouse

Each year, real estate parcels and mobile homes with delinquent taxes are offered for “sale” at auction. The properties themselves are not for sale. Rather, bidders are bidding on the right to pay a taxpayer’s delinquent taxes and charge the taxpayer interest. Unlike a typical auction where the item offered goes to the highest bidder, bidders at this auction are bidding on the interest rate that he or she will charge the taxpayer to “redeem” the property. Bidding starts at 18% and can be bid down to 0%. Bidding is done via computerized terminals, and “sale” is awarded to the bidder who bids the lowest percentage first.

If a bidder wins a bid, he or she must pay the taxpayer’s taxes, late payment penalties, and additional costs and fees. Payment must be made on the day of sale. ***After the sale, the winning bidder has a lien against the property. The property is still owned by the taxpayer.*** The tax sale is only the first part of the process that may or may not lead to the bidder taking deed to the property. It is strongly recommended that bidders consult an attorney to understand their rights and responsibilities, and to understand the lengthy process necessary to eventually acquire a deed to the property.

In order to bid at the annual tax sale, bidders must register ***on or before Friday, December 12, 2014.*** No registrations will be accepted after this date. The registration must be accompanied by a \$250 registration deposit. This deposit will be applied to the amount due on any purchases made at the sale. If the registrant cannot participate in the tax sale, then he or she may notify the tax collector ***no later than Wednesday, December 17, 2014,*** of the name of the substitute person who will participate in the sale in the registrant’s place. 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 county. If the registrant does attend the sale and attempts, but fails, to purchase any parcels offered for sale, then the deposit will be refunded to the registrant. If the deposit is paid by personal check, the check will simply be held until the day of the tax sale. The check will not be deposited by the county prior to the day of the sale.

A listing of parcels that will be offered for sale will be published in newspapers throughout the county on Thursday, December 4, 2014. The tax collector will also make available for sale a list of properties to be sold at the tax sale. The purchase price of the list is \$100.00. Furthermore, “comments” software designed to aid bidders in the tax sale process can be purchased from R.A.M.S. at <http://www.ramsauctions.com/comment.html>.

If you wish to register for the annual tax sale, please complete and return the attached registration form along with your deposit for \$250. A separate registration form and deposit is required for each individual bidder. For more information, call the county treasurer’s office at 618-438-7311.

Tax Sale Bidder Registration Form
Franklin County, Illinois
December 19, 2014 – 10:30 AM

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Name of Firm or Buyer: _____

Address: _____

FEIN or SSN: _____

Phone: _____

E-mail address: _____

Fax: _____

Representative(s) at sale (a separate deposit is required for each individual bidder):

Signature of Registrant

Date

Please return this form along with a \$250 deposit for each registered bidder to John Gulley, Franklin County Treasurer, PO Box 967, Benton, IL 62812.