

**TERMS AND CONDITIONS GOVERNING THE  
TAX SALE OF JUNE 17, 2024  
AND ADJOURNMENT OR ASSIGNMENTS THEREOF**

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Grundy County Treasurer  
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Grundy Center, Iowa 50638  
319-824-3108  
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**The Grundy County Treasurer (hereinafter referred to as Treasurer) will hold the annual tax sale on Monday, June 17th, 2024, in the Treasurer's office beginning at 9:00 a.m. Bidders will place their bids online. The auction site can be accessed by going to [www.govease.com](http://www.govease.com) If you wish to attend the sale in person, you must supply your own computer. Wireless internet access will be available for bidders using their own laptop. Live bids will not be accepted. An adjourned tax sale will be held any business day following the annual tax sale in the Treasurer's office which there are bidders present and there are parcels still available for sale.**

**The following information is provided to assist you in purchasing delinquent taxes at tax sale:**

1. In order to be eligible to bid at the Grundy County Tax Sale, all tax sale bidders must complete the following steps:
  - Register online at [www.govease.com](http://www.govease.com) No mailed or email registrations will be accepted. Registration will begin Tuesday, May 21, 2024, and end Thursday, June 6, 2024. All steps in the registration process must be completed by 5:00 p.m.
  - Pay a non-refundable \$40 registration fee via ACH/E-check
  - Complete the online W-9 form
  - GovEase Payment Instructions and Disclaimer
  - Upload a Certificate of Existence or Certificate of Authorization/designation of agent for service of process from the Iowa Secretary of State (**if applicable**)
  - Upload a copy of the Verified Statement of Trade Name of Business filed with Grundy County Recorder (**if applicable**)

Assistance with registration and the auction site is available at (769) 208-5050, option 2, or [support@govease.com](mailto:support@govease.com)

A Tax Sale Certificate of Purchase and/or a Treasurer's Deed can be set aside by the courts if it is determined that the tax sale purchaser was ineligible to bid at the tax sale. The general rule is a tax sale purchaser should never have an interest or lien in the parcel offered for sale. You

should consult with your legal counsel to determine your right to bid and become a tax sale purchaser.

If the bidder is an entity, not an individual, the entity must have a federal tax identification number AND either a designation of agent for service of process on file with the Iowa Secretary of State or a verified statement of trade name on file with the Grundy County Recorder. Contact the Iowa Secretary of State by phone at 515-281-5204 or the Grundy County Recorder at 319-824-3234.

All bidders must be 18 years of age or older as of June 17, 2024.

A W-9 form must be completed electronically by the registration deadline. This information is required to issue an accurate 1099-INT form to each certificate holder earning cumulative interest equal to or more than \$600 during the calendar year. This information will be submitted to the Internal Revenue Service and may be needed when filing your Federal and State Income Tax returns.

2. The delinquent tax list for Grundy County will be published the week of June 3<sup>rd</sup> in the Grundy Register, 601 G Ave, PO Box 245, Grundy Center, IA 50638; (319) 824-6958. The delinquent tax listing can also be found on the Grundy County website at [www.grundycountyiowa.gov](http://www.grundycountyiowa.gov) or [www.govease.com](http://www.govease.com)

Parcels on the published list will also be available for review on the auction site at [www.govease.com](http://www.govease.com) by Monday, June 3.

3. All parcels shown in the publication are offered for sale except those that have been paid subsequent to the publication or those withheld due to bankruptcy laws prohibiting the sale.

Bids can be uploaded prior to the start of the sale during pre-bidding but will not be applied until the sale opens at 9:00 a.m. on Monday, June 17, 2024. All parcels will be listed in the order in which they were published. The delinquent taxes on each parcel will be offered for sale to all bidders beginning with a 100% undivided interest. "Bid downs" will range in whole percentage points from 99% to 1%. Grundy County will not be utilizing batches.

When the sale closes, a tax sale certificate for each parcel will be awarded to the bidder that designates the smallest percentage for the total amount due. If two or more bidders have placed an equal bid and the bids are the smallest percentage offered, the successful bidder will be selected by using a random selection process.

All bids must be in good faith. All bids placed, whether intentional or not, are the responsibility of the bidder and may not be withdrawn.

4. Successful bidders will receive a receipt for the amount paid and the parcels purchased. Payment is due immediately after the sale. The total amount due will include all delinquent taxes, special assessments, interest, special assessment collection fees, publishing costs, and a certificate fee in the amount of \$20 for each certificate purchased.

If a tax sale bidder's payment is not honored, the tax sale certificate(s) purchased will be cancelled. The bidder will be banned from future sales.

5. **Please allow 7 to 10 working days to receive your certificate(s) or purchase list.** It is the purchaser's responsibility to verify that the tax sale certificate(s) or listing received is/are correct for the parcels purchased.
6. **The tax sale certificate of purchase does not convey title to the purchaser.** The titleholder of record or other interested party retains the right to redeem within a specified period of time, depending on the type of tax sale. If the sale remains unredeemed after this period has expired, the purchaser may begin proceedings to obtain a tax deed to the parcel. The fee for issuance of a Treasurer's tax sale deed is \$25 per parcel.

Redemption is not valid unless received by the Treasurer or entered through the county treasurer's authorized internet site prior to the close of business on the ninetieth day from the date of completed service. However, if the ninetieth day falls on a Saturday, Sunday, or a holiday, payment of the total redemption amount must be received by the treasurer or entered through the county treasurer's authorized internet site before the close of business on the first business day following the ninetieth day. The date of postmark of redemption shall not be considered as the day the redemption was received by the treasurer for purposes of the ninety-day time period. Service is complete when the certificate holder files the 90-day affidavit with the treasurer.

#### **REGULAR TAX SALE**

The 90-day Notice of Right of Redemption may be issued after one year and nine months from the date of sale. (Parcels eligible for regular tax sale have been advertised only once.)

#### **PUBLIC BIDDER SALE**

The 90-day Notice of Right of Redemption may be issued nine months from the date of sale. (Parcels eligible for public bidder tax sale have been advertised twice and are indicated with an asterisk (\*) on the published tax sale list)

#### **PUBLIC NUISANCE SALE**

All delinquent taxes and/or special assessments upon property for which a city within Grundy County has declared by affidavit to be abandoned or a public nuisance shall be offered at the Public Nuisance Tax Sale. The delinquencies will be sold to the certifying city. In order for a private buyer to bid at the Public Nuisance Tax Sale, an executed rehabilitation agreement with the city must be in place and a copy of this agreement provided to the Treasurer's office. This tax sale will be in the Grundy County Courthouse on the third Monday in June at 10:30 a.m.

#### **FAILURE TO OBTAIN DEED - CANCELLATION OF SALE**

After three years have elapsed from the time of sale, and the holder of a certificate has not filed an affidavit of service 447.12, the Treasurer will cancel the tax sale from the county system. However, if the filing of affidavit of service is stayed by operation of law, the time period for filing of the affidavit shall not expire until the later of six months after the stay has been lifted or three years from the time of the tax sale. In either instance, the tax sale purchaser is not entitled to a refund.

7. **A tax sale purchaser may pay subsequent taxes and special assessments** on the same parcel on which s/he holds the tax sale certificate, beginning one month and fourteen days following the date from which an installment becomes delinquent. A sub-list report of delinquent tax

amounts can be requested from the tax department of the Treasurer's Office at a cost of \$1.25 per parcel. Sub-list payments not properly reported by the certificate holder at the time of payment will be treated as voluntary payments and will be omitted from redemption calculations. Recorded sub-list payments will accrue interest at the rate of 2% per month from the month of payment to the month of redemption. A subsequent payment must be received and recorded by the treasurer or entered through the county treasurer's authorized internet site no later than 4:30 p.m. on the last business day of the month to accrue and be added to the amount due under section 447.1. The postmark on a subsequent payment will not be used to determine interest calculation and accrual. Online subsequent payments can be made on the Iowa Treasurer's Association website at [www.iowatreasurers.org](http://www.iowatreasurers.org) by registering your tax identification number at [www.iowataxauction.com](http://www.iowataxauction.com). Create a username and password. Make sure your social security number or federal identification number that you use as a registered buyer is entered in the system. Once created, use the same username and password to log in to [www.iowatreasures.org](http://www.iowatreasures.org) to make the subsequent payment. **Be sure you are adding as a subsequent and not just a payment to the parcel.** It is the investor's responsibility to review the list and confirm all applicable parcels are included in the online portfolio for subsequents.

**8. A redeemed tax sale will include the following:**

- The original tax sale amount including the \$20 certificate fee paid by the purchaser at the time of the sale.
- Interest in the amount of 2% per month calculated against the original tax sale amount. Each fraction of a month is counted as a whole month.
- Subsequent tax payments paid by the purchaser and added to the amount of sale, with interest in the amount of 2% per month. Each fraction of a month is counted as a whole month.
- Valid costs incurred by the certificate holder of record and recorded on the Tax Sale Register for action taken toward obtaining a tax deed. Costs not filed with the Treasurer before redemption shall not be collected by the Treasurer. Valid costs are defined in §447.13, Code of Iowa.

To determine whether submitted costs are valid, the 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. Costs will not be posted or added to the amount necessary to redeem until the Treasurer receives these copies. Electronic submission of the affidavit of service will not be accepted.

By statute, (§447.12), costs cannot be filed with the Treasurer prior to the filing of the 90-day affidavit with the Treasurer.

**9. Redemption of tax sale certificate.**

Upon surrender of the tax sale certificate for a redeemed tax sale either in person or by mail, the Treasurer's office will issue a Treasurer's check for the redemption amount to the tax sale purchaser. The check, if applicable, and a copy of the redemption certificate, which has a breakdown of the total amount of the redemption, to be retained for income tax purposes, will be mailed to the tax sale purchaser within 5 to 10 business days.

If the original certificate of purchase has been lost or destroyed, a duplicate can be obtained from the Treasurer's office at a cost of \$20. Please call (319) 824-3108.

10. **The tax sale certificate of purchase is assignable** by endorsement of the certificate, payment by the assignee of a \$100 assignment transaction fee, and forwarding the certificate to the Treasurer for posting in the county system. An assignment is not considered valid until posted to the county system by the Treasurer. The terms and conditions set forth in this document apply both to certificates obtained through assignment and for certificates obtained directly through the tax sale.

This document has been prepared to provide general information and guidelines relative to tax sales and tax sale redemptions. It is not an all-inclusive listing of statutory requirements, procedures or policy, nor is it to be construed as a legal opinion. More information is provided in the Code of Iowa Chapters 445, 446, 447, and 448. To protect your interest as a tax sale buyer and to determine your legal rights and remedies, we recommend that you consult with your legal counsel.

**The doctrine of caveat emptor, meaning ‘buyer beware’ applies to this tax sale.**

The undersigned hereby registers as a bidder at the annual Tax Sale of June 17, 2024, and subsequent adjournments or assignments thereof and acknowledges receipt of a copy of the “Terms and Conditions Governing the Annual Tax Sale of June 17, 2024, and Adjournments or Assignments Thereof”. Further, the undersigned acknowledges and agrees that by participating at the Tax Sale and subsequent adjournments or assignments that he/she will comply with and be bound by all tax sale terms and conditions. I agree that all of the information I have provided is true and correct.

**State of Residence** \_\_\_\_\_

**County of Residence** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Bidder Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_