



TAX SALE

2025

What is a Tax Sale?

A public auction for the purchase of **tax liens** against properties that owe two or more years delinquent taxes.

Recover unpaid taxes, interest, penalties, and costs through public auction.



VERY IMPORTANT

Talk to an attorney.



AFTER THE SALE, THERE ARE TWO WAYS THINGS CAN GO DOWN:

#1

Redeemed: The owner redeems the property by paying off the back taxes and sale costs, releasing the Tax Sale Certificate. The purchaser gets their bid back.

#2

Deed Issued: If the owner doesn't redeem within one year of the sale, the purchaser can apply for a Collector's Deed. If they've met all the requirements, the bidder becomes the owner.

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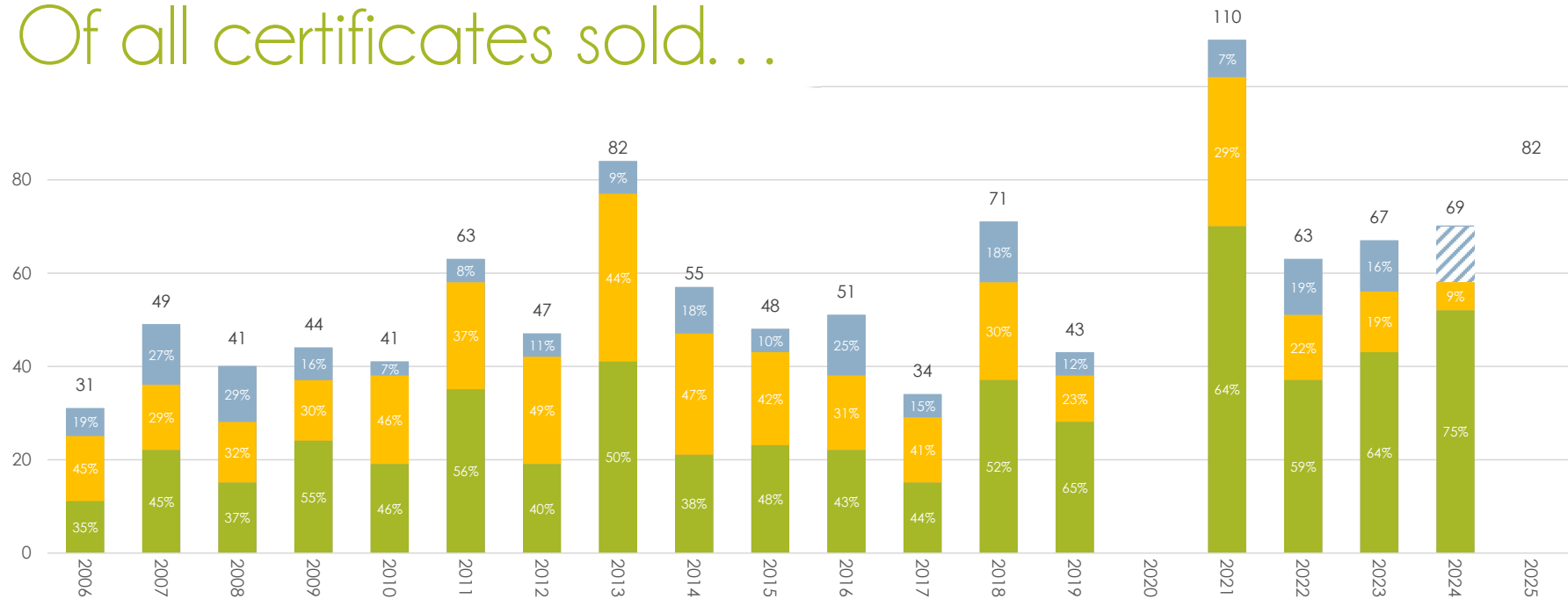
SECRET THIRD OPTION

(

Released: The owner doesn't redeem the property, and the purchaser doesn't claim the deed. The taxes were paid (by the purchaser) and the property stays in the owner's name.

)

Of all certificates sold...



51% are
redeemed

34% are
issued deeds

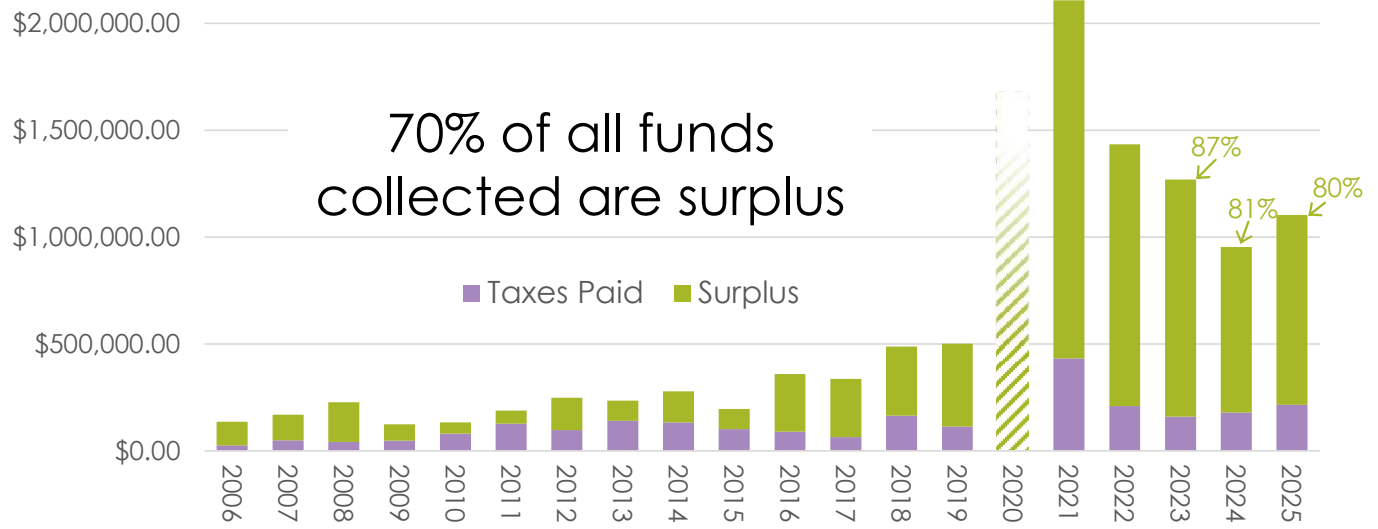
16% end up
released

2025 SALE STATS

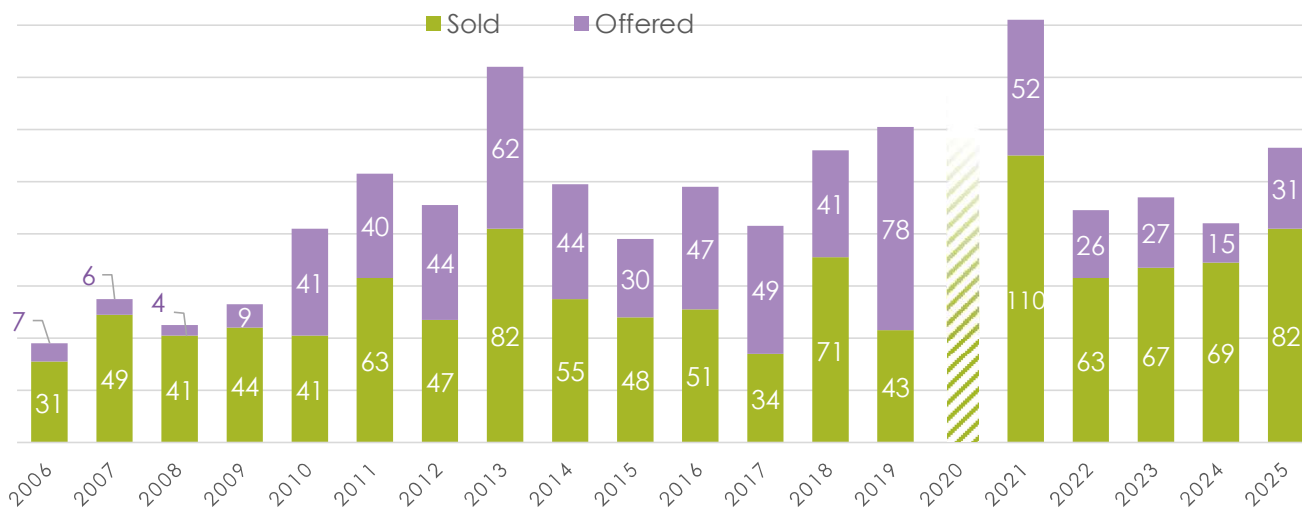


Properties Offered: Certificates Sold:

Total Collected:

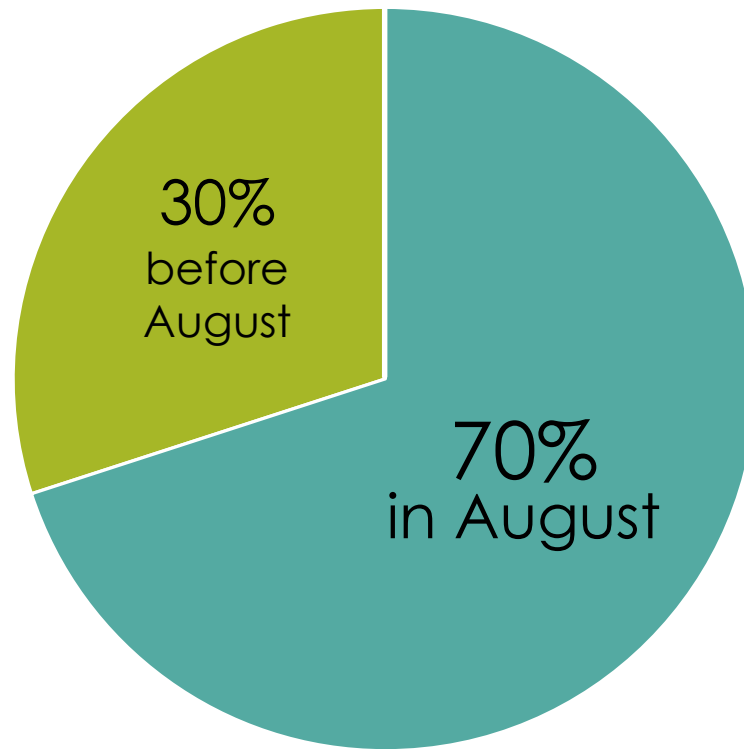


DOES
2025
STACK
UP?



On average, 65% of properties offered are sold at the auction.

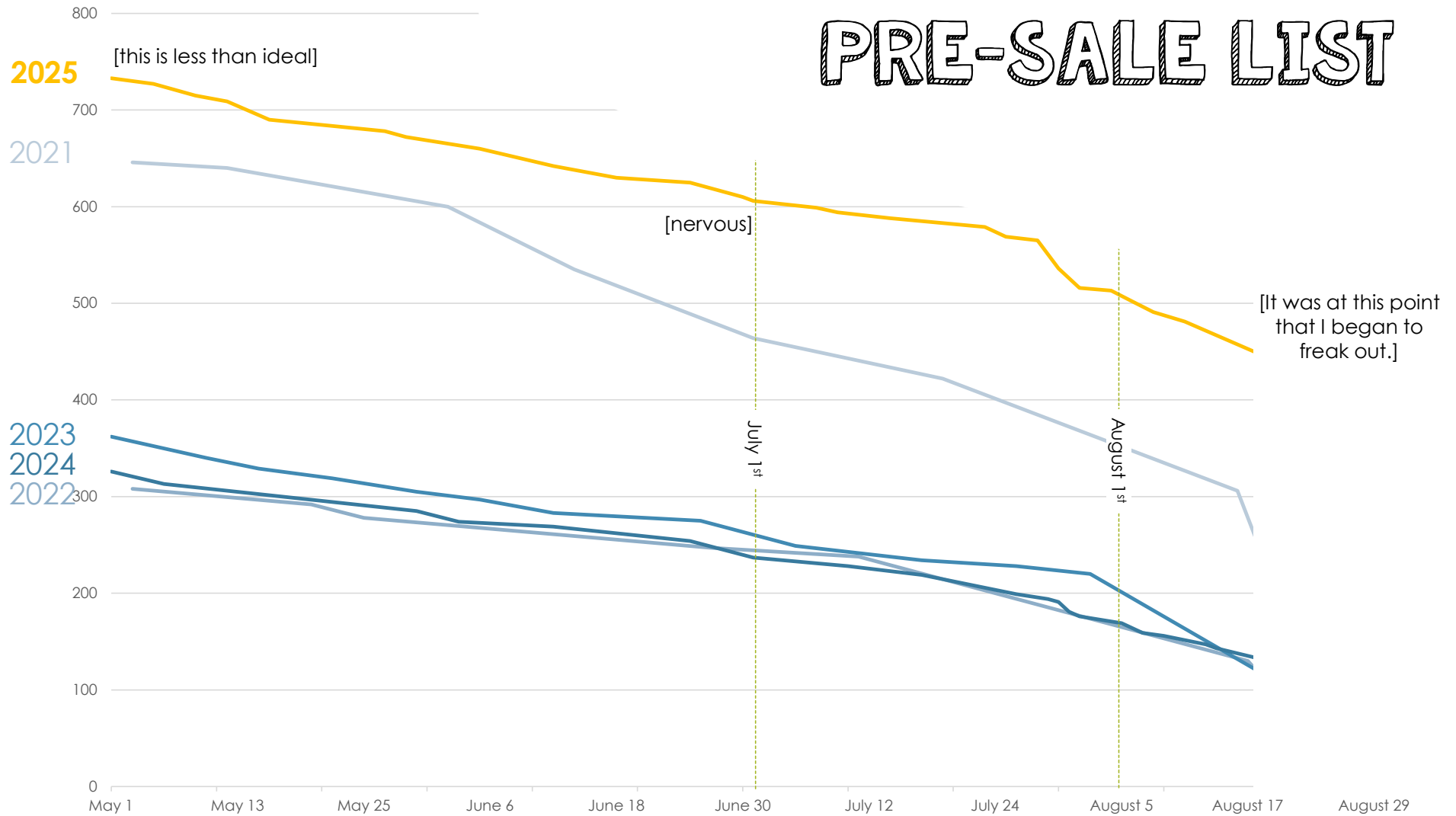
On average, most payments are made before August.
That did not happen this year.



AVERAGE

THIS YEAR

PRE-SALE LIST





a manual by
C. Mallett

How to Tax Sale



PLEASE
ASK ME
QUESTIONS.