

NOTICE OF PUBLIC SALE OF TAX-FORFEITED LANDS

NOTICE IS HEREBY GIVEN That the parcels described in the 2018 list of Tax-Forfeited Land for Public Sale that is contained herein shall be sold to the highest bidder at public sale. The sale will be governed by the provisions of Minn. Stat § 282.01 and by the resolution of the Nobles County Board of Commissioners authorizing such sale. The resolution reads as follows:

It was duly passed to set the public sale date, time and location for Tax-Forfeited Land in Nobles County as Tuesday, February 19, 2019, 1:00 p.m. in the Farmers Room of the Government Center, 315 Tenth Street, Worthington MN. Moved by: Widboom, Matt; Seconded by: Metz, Gene.

Further information about the sale of tax-forfeited land in Nobles County can be obtained at the office of the County Auditor-Treasurer, Government Center, 315 Tenth Street, Worthington MN. Telephone: (507) 295-5258 or located on the county web page: www.co.nobles.mn.us.

Given under my hand and official seal at Worthington, MN, this 25th day of January, 2019.

(COUNTY SEAL)

Joyce Jacobs
Nobles County Auditor-Treasurer

TERMS FOR THE SALE OF TAX-FORFEITED LAND IN NOBLES COUNTY

Public Sales: Basic Sale Price. All parcels are offered at public auction and sold to the highest bidder. The minimum bid acceptable is the basic sale price that is shown on the list of tax-forfeited land. The basic sale price is equal to \$1.00 plus any extra charges for special assessments levied after forfeiture and for hazardous waste control.

Extra Fees and Costs: In Addition to the Basic Sale Price. There will be a surcharge for the state assurance account to be collected at the time of the sale. The following extra fees will be collected when the basic sale price is paid in full: Current state deed fee; Deed filing fee; State deed tax; Well Disclosure Certificate if applicable; Other required assessments, and; Any county administrative costs.

Payment Terms: Cash or certified check. Full payment at day of sale.

Special Assessments: Levied Before and After Forfeiture. The balance of any special assessments that were levied before forfeiture and canceled at forfeiture are not included in the basic sale price and may be reassessed by the municipality. These special assessments are shown on the list of tax-forfeited land under the column entitled "Assessments Before Forfeiture."

Any special assessments that were levied after forfeiture and certified to the county auditor have been added to the appraised value and must be paid by the purchaser as part of the basic sale price. These special assessments are shown on the list of tax-forfeited land with a special line entitled "Specials After Forfeiture."

Conditions: Persons who have previously defaulted and forfeited property due to non-payment of property taxes are not eligible to bid on tax forfeited properties. All sales are final with no refunds or exchanges allowed.

Restrictions on the Use of the Properties: Sales are subject to the following restrictions on the use of the properties: existing leases,

- (1) easements obtained by a governmental subdivision or state agency for a public purpose,
- (2) building codes and zoning laws,
- (3) demolition is subject to MN Pollution Control Agency rules and regulations.

Private Sales: Parcels Not Sold at Public Auction. Any parcel not sold at a public sale may be purchased after the public sale by paying the basic sale price. The basic sale price cannot be changed until the parcel is reappraised, republished, and again offered at a later public sale.

Title: Proof of Ownership. The buyer will receive a receipt at the time of the sale. The Department of Revenue will issue a state quitclaim deed after full payment is made. A state deed has the characteristics of a patent from the State of Minnesota. However, services of an attorney may be necessary to make the title marketable

(Published 1/30/19 & 2/6/19)

MUNICIPALITY/ADDRESS	PID	VALUE	ASSESSMENTS BEFORE FORFEITURE
VILLAGE/CITY OF LEOTA Resubdivision of Original Plat 11956 111 th St "Specials After Forfeiture": Basic Sale Price: \$1.00	10-0230-000 11956 111 th St	LAND BLDG. \$5,100 \$40,600 \$130.00	\$0.00
CITY OF ADRIAN First Addition South 25' of Lot 2 & All Lot 3 Blk 25 "Specials After Forfeiture": Basic Sale Price: \$1.00	21-0224-000 509 Kentucky Ave	LAND \$10,500 \$300.00	\$600.83 2008 Street Assessment
CITY OF ELLSWORTH Lot 3 & S ½ of Lot 2 Block 5 "Specials After Forfeiture": Basic Sale Price: \$1.00	25-0020-000 205 Chestnut St. S.	LAND BLDG \$2,300 \$30,400 \$750.00	\$1,389.12 Utility
CITY OF ROUND LAKE Outlots A, B & C N ½ of N ½ of Outlot B except West 32' Basic Sale Price: \$1.00	28-0220-000 402 Main St.	LAND BLDG \$5,000 \$45,100	\$0.00