

2017 TAX CERTIFICATE SALE BUYER INFORMATION



2017 Tax Certificate Sale for Unpaid 2016 Real Estate Taxes

Online Sale Location: BidEscambia.com

The One-day Sale Begins:
Thursday, June 1, 2017
at 9:00 a.m. CDT
(*Bidding opens Friday, May 5, 2017*)

Training resources available at BidEscambia.com

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*Registration, printouts, and deposits will be available
through BidEscambia.com*

BUYER REGISTRATION

Prior to the certificate sale, new buyers must register online at BidEscambia.com. **All buyers must be registered!** Upon electronic completion of Federal Form W-9, buyer information is entered into the secure web site and a bidder number is assigned. **Previous buyers must activate their existing bidder registration at this web site prior to the beginning of the sale and must not register as a new bidder.**

DELINQUENT LIST

The delinquent tax list will be available on the tax collector's web site EscambiaTaxCollector.com and the certificate sale web site BidEscambia.com beginning May 5, 2017. This begins the bidding process. The list also will be advertised on May 11, 18 and 25 in *The Pensacola News Journal* newspaper. Prior to the sale, you may pick up *The Pensacola News Journal* at 213 Palafox Place or request that it be mailed to you.

DEPOSITS

All buyers are required to make a 10% deposit for anticipated purchases or they will not be awarded the certificates for which they prevailed at the bidding. Deposits must be made by ACH as specified in the county's Bidding Rules online at BidEscambia.com by the close of the last batch. Deposits are forfeited if full payment of certificates is not made by 3:00 p.m. CDT on June 5, 2017.

BIDDING PROCESS

Certificates are auctioned by the item numbers listed in the newspaper. Each certificate is bid individually, and no certificate is issued out of sequence. **Bids must be placed prior to the sale and may be adjusted as groups of tax certificates are awarded during the sale.** Buyers bid on the certificate according to the interest rate they are willing to accept. The maximum interest rate possible is 18%. The lowest rate is 0%. Bidders may bid in 1/4 percent increments. The buyer bidding the lowest interest rate will be awarded the certificate as it is auctioned. All certificates earn an automatic 5% interest, except for those bid at 0%, which earn no interest. After overcoming the automatic minimum 5% interest, the interest is prorated monthly, based upon the percentage rate bid at the sale. **Buyers are responsible for keeping up with purchases and funds on deposit.**

PAYMENT PROCESS

Upon completion and verification of the sale results, you will be notified by email of the balance due. Payment must be received by 3:00 p.m. CDT on Monday, June 5, 2017, or your deposit will be forfeited and the bid cancelled. All buyers must pay by ACH as specified on the sale web site BidEscambia.com.

BUYER PRINTOUTS

Printouts of your purchases may be obtained through BidEscambia.com. Upon request, verified printouts for new purchases and all other outstanding certificates will be issued within two weeks of the conclusion of the sale and the balancing of all monies. If requested, you will be provided one additional free updated printout per year. Further printouts will be provided for a \$50.00 fee upon written request to the tax collector.

CERTIFICATE REDEMPTIONS

Taxpayers redeem certificates through the tax collector's office. Registered buyers receive redemption funds by ACH after the redemption payment is processed.

CERTIFICATE CANCELLATIONS

Certificates may be corrected or cancelled if errors, omissions, or double assessments are made. A correction causes the partial or full cancellation of the certificate face. The interest rate on such a cancellation is 8% per year, simple interest, or the rate of interest bid at the tax certificate sale, whichever is less. Interest is earned at the bid rate for any face amount remaining after the cancellation.

EXPIRATION OF CERTIFICATES

Certificates expire seven years from the date of issue. The certificate holder's protection against the expiration of unredeemed certificates is to file a tax deed application. This action may be initiated online at Escambia.DeedExpress.net no sooner than two years from the delinquency date and no later than the certificate expiration date.

PLEASE TAKE NOTE OF THE FOLLOWING ITEMS

1. Tax certificates with face amounts less than \$250 on homesteads shall be struck to the County per Florida Statute 197.432(4).
2. A few certificates offered for sale will be auctioned for amounts that differ from the newspaper listing. This is the result of property being divided and taxes being paid on the portions that have been sold.

Certificates that elicit no bids and are "struck to the County" will be available for direct assignment purchasing online at Escambia.LienExpress.net at a later date.

CAUTION!

1. Tax certificates are not risk-free investments.
2. You are **not** buying property at this sale! You are buying a tax certificate, which acts as a superior lien.
3. Your interest earnings are reported to the **Internal Revenue Service**.
4. Acquiring certificates by bidding an extremely low or 0% interest rate is **not illegal**.
5. Florida Statutes prohibit certificate holders from sending warning letters before two years from the delinquency date.
6. Certificate holders acquiring property by tax deed may be required to register with the Florida Department of Business and Professional Regulation and the Division of Florida Land Sales, Condominiums, and Mobile Homes.

OFFICE HOURS

Monday – Friday
8:30 a.m. – 4:30 p.m.

After hours drop box at all locations.

OFFICE LOCATIONS

DOWNTOWN

213 Palafox Place
Drive thru service available.

MARCUS POINTE

6451 North W Street
Drive thru service available.

MOLINO

6440 Highway 95-A North, Suite A
Drive thru service available.

WARRINGTON

4051 Barrancas Avenue, Suite A