



**STEVE VERCELLINO, FRANKLIN COUNTY COLLECTOR**

P.O. BOX 967  
901 PUBLIC SQUARE  
BENTON, IL 62812

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DAVEE FOLLOWELL, CHIEF DEPUTY – CONNIE FLOWERS DEPUTY

**Franklin County Tax Sale Procedures  
2020 Payable 2021 Real Estate Taxes & 2021 Mobile Home Privilege Taxes  
Wednesday, December 8th at 1:00 pm at Campbell Building 901 Public Square.**

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 in order to redeem the property. Bidding starts at 18% and can be bid down to 0%. Bidding is done via computerized terminals or via a thumb drive containing preloaded bids; and the sale is awarded to the bidder who bids the lowest percentage first. RAMS 2 will be used for the Tax Sale.

If a bidder wins a bid, he or she shall pay the taxpayer's taxes, late payment penalties, and additional costs and fees. Payment must be made on the date of sale. **Bidder must bring 3 checks addressed the Franklin County Collector, and 1 addressed to the Franklin County Clerk.** Amount of each check will be determined after the results of the sale are finalized. ***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 an annual tax sale, bidders must register ***on or before Friday, November 19th, 2021.*** 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 shall notify the tax collector ***no later than Friday, December 3rd, 2021,*** of the name of the substitute person who will participate in the sale in the registrant's place. 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 sale.

A listing of delinquent parcels that will be offered for sale will be published in the Franklin County Gazette on Thursday, November 11th, 2021. The tax collector will also make available for sale a list of delinquent properties to be sold at the tax sale. The purchase price of the list is \$100.00. This check must be received no later than the last day for registration. Furthermore, comments software designed to aid bidders in the tax sale process can be purchased for 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 of \$250 per Bidder. For more information, call the County Collector's office at 618-435-9800 option 0.



**STEVE VERCELLINO, FRANKLIN COUNTY TREASURER**

P.O. Box 967  
901 PUBLIC SQUARE  
BENTON, IL 62812

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DAVEE FOLLOWELL, CHIEF DEPUTY – CONNIE FLOWERS DEPUTY

**Tax Sale Bidder Registration**

Name of Firm or Buyer: \_\_\_\_\_

Address/ City/State/Zip: \_\_\_\_\_

FEIN or SSN: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail address: \_\_\_\_\_

Fax: \_\_\_\_\_

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

Bidder #1: \_\_\_\_\_

Bidder #2: \_\_\_\_\_

Bidder #3: \_\_\_\_\_

By signing this document, the Registrant agrees to the following terms for all buyers, bidders, and firms included within this document:

Registrant has read and agreed to the Franklin County Tax Sale Procedures. Bidders shall register **on or before Friday, November 19<sup>th</sup>, 2021**. No exceptions. A \$250 deposit applies for each Bidder listed on the Registration. Changes to a Registrants registration shall be sent to the tax collector via email **by 4PM on Wednesday, December 3<sup>rd</sup>, 2021**. Registrant shall forfeit all deposits to the county if none of the Bidders on their registration attend the tax sale. Petitions for a Sale-In-Error shall include the property owner's name and the physical address of the property. Sale-In-Errors will be denied on properties that have been accepted for a Sale-In-Error previously. Registrant shall bring 4 checks the day of the tax sale. Sums pending tax sale result.

Signature of Registrant: \_\_\_\_\_ Date: \_\_\_\_\_

Please return this form along with a \$250 deposit for each Bidder to:  
Steve Vercellino, Franklin County Collector, PO Box 967, Benton, IL 62812