



COUNTY OF LINCOLN

SHAWN FREHNER, TREASURER & EX-OFFICIO TAX RECEIVER
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Frequently asked questions Regarding properties to be auctioned

Why does a property go into the name of Trustee Lincoln County Treasurer?

Per NRS 361.585 & 361.590, property which is delinquent three consecutive fiscal years is deeded into the name of Lincoln County Treasurer as trustee for the State and County. Once property is placed in the name of the County Treasurer as Trustee, the property is subject to be auctioned for non-payment of taxes.

If I pay the taxes will the property transfer to my name?

No, if you are not the owner you must bid for the property through auction.

When are the Lincoln County Treasurer Trustee auctions held?

The Board of County Commissioners may make an order to sell the property as needed. The information is available on our website or by calling our office.

Which properties will be sold at auction?

The list of properties to be auctioned will be published in a local newspaper for 20 consecutive days prior to the auction. This list will also be available on the internet or at the Treasurer's Office. Properties may be removed from the list prior to the auction.

How do I get information on the properties to be auctioned?

The County Assessor's Office will have maps and record information on all properties to be sold. This information may be viewed at their office or may be purchased for a fee. You may search the County Recorder's records for any recorded documentation you deem relevant. Both of these offices are located within the Courthouse in Pioche, Nevada.

Should I investigate before I bid?

It is the responsibility of prospective purchasers to do their own research, prior to the auction, as to the use of the property for their intended purpose, and to make a personal inspection of the property to determine if it will be suitable for the purpose for which it is being purchased. The County makes no representation or claims as to fitness for purpose, ingress/egress, conditions, covenants or restrictions. The County's sole interest is the recovery of all delinquent taxes, penalties, interest and cost.

Are all liens cleared as a result of the auction?

Not all liens are satisfied by a tax auction. Some government liens and other encumbrances may remain.

What is the minimum bid?

The minimum bid will vary for each property to be auctioned. The minimum bid consists of all delinquent taxes, penalties, interest and costs. The amount may also include liens related to delinquent sewer, water, landfill and other like or related charges.

Must I be present to bid?

Only the registered bidder may bid on properties offered. The bidder must display their bidder card to bid. Each parcel will be offered separately and in the order appearing in the published list. The auctioneer will read the parcel number and minimum bid before auctioning each parcel. The bidding increments will vary.

Due to space limitations only registered bidders may be allowed in the Commission Chambers for the auction.

Each parcel will be awarded to the highest bidder. An oral bid received at a public auction is legal and binding contract to purchase. Sealed bids are not accepted.

When is payment required?

Payment in full must be made at the Treasurer's Office by 4:00 p.m. on the day of the auction. Payment must be in the form of cash, cashier's check or money order made payable to the Lincoln County Treasurer.

How do I register for the auction?

There is a registration fee of \$300.00 per bidder in order to participate in the auction. This fee will be applied to the purchase of the successful bidder. If you are not a successful bidder, the fee will be refunded after the auction. Should the successful bidder default on a purchase, the registration fee will be forfeited.

What type of document is issued when the sale is completed?

A quitclaim deed will be prepared using the information on the bidder registration form. The Treasurer's Office will record the deed to the property within 30 days of the auction date.

What happens to property that is not sold?

Property not sold at the auction will be held in trust until a future auction is scheduled.

Is there a redemption period?

There is no redemption period on property acquired through the tax auction. There is a two year period in which the previous owner may protest the sale. During this period you may not be able to receive title insurance. You should contact a title company for more information regarding issuance of title insurance.