

SAMPLING OF RECENT TAX LIEN OR TAX DEED SALES IN VARIOUS CITIES

Generally, there are three sequential steps to foreclose on properties delinquent on taxes:

- 1) Imposition of a lien and notification of a pending tax sale to the property owner,
- 2) Sale of the tax lien or tax deed, and
- 3) Final enforcement of the lien or deed through foreclosure.

The final step generally results in the homeowner losing his/her home and being evicted. In between the first and final stages, homeowners typically have a redemption period during which they can reacquire full ownership of their home by paying the taxes owed, plus interest, penalties, attorney fees, and costs. In most states, the redemption period comes after the tax sale.

CITY AND STATE	NUMBER OF TAX LIEN OR TAX DEED SALES	YEAR
Madison County, IL (St. Louis area)	2,700	2012
Jefferson County, KY (Louisville area)	14,000 (approximately)	2010
Baltimore, MD	1,385	2011
New York, NY	5,062	2011
Cuyahoga County, Ohio (Cleveland area)	2,000 (approximately)	2011
Dallas, Texas	259	2012