

# Tax Sale Auctions and Title Insurance



Each County Tax Collector's office holds periodic auction sales of properties that have been delinquent in the payment of property taxes for five years.

These sales are open to the public, and state law requires that notice of the sale must be published in a newspaper in the county where the property is located once a week for three consecutive weeks, beginning at least 21 days prior to the sale.

Each county recorder's office typically maintains a listing of all parcels available for purchase at tax sales.

**Contact the County Recorder's Office for additional information.**

Title Insurance companies will not insure a property acquired through a tax sale without either a deed from the old owner to the new owner (which almost never happens), or a court decree quieting title to the property in the new owner. If the new owner goes to court to file a quiet title action, it can take up to 24 months, and cost anywhere from \$5,000.00 to \$10,000.00 before a judgment is entered in favor of the new owner. The judgment will establish the new owner's title against any adverse claims to the property or any other interest in the property. A quiet title action must be filed in the county in which the property is located.

There are some instances in which a title insurance company will wait at least a year after the sale has been held, and use a company called "Tax Title Services" to examine the Tax Collector's records to determine whether all of the required sale procedures were followed. If Tax Title Services is satisfied that they were, it will give the title insurance company a Tax Deed Certification confirming this information. This process typically takes less time and is far less involved than a quiet title action in court. Currently, there are at least three title insurance underwriters that will insure title based on this Certification. However, there are no guarantees that any particular property purchased at a tax sale will be insurable.

*Thank you for choosing Orange Coast Title Company*



**ORANGE COAST TITLE COMPANY**  
**CELEBRATING FORTY YEARS**