

# Delinquent Tax Sale

## Date

July 31, 2024

10:00AM

## Location

Owen County Clerk's Office

136 West Bryan Street

Owenton, KY 40359

## Office Hours

Monday-Friday 8:00Am-4:30PM

## Taxpayer Information

- If your tax bill is not paid, you may pay your bill at the Clerk's Office by either cash or by check.
- If you would like to inquire about the amount owed on a certain bill, you can visit our delinquent tax website at <https://kydtax.smlc.us/> or you may also contact the County Clerk's Office at 502-484-2213. Also you may have the option to set up payment arrangements with County Attorney's Office at 502-484-4545.
- If your bill has already been purchased by a third party, you will need to contact the purchaser to get a payoff amount.

## Third Party Information

Present a "Purchase Intent List" of the bills you wish to purchase to the Clerk's Office at least 10 calendar days before the tax sale.

The third party purchaser that is holding certificate of delinquency from prior years needs to present a separate list to the Clerk's Office of the current year certificates they wish to purchase that relate to the same property. This list needs to be identified as a "Purchase Intent List-Prior Year Certificate of Delinquency List". This list should include the following:

\*The current year's tax bill number

\* The name on the tax bill

- \* The amount due on the certificate of delinquency
- \* The prior year certificate of delinquency's bill number
- \* The prior year certificate of delinquency's tax year
- \* The book and page number where the prior year certificate of delinquency is filed, if applicable
- \* The account or parcel identification number if used by the county to identify specific properties
- \* Upon request of the county clerk, a copy of the prior year certificate of delinquency
- \* Each company needs a representative present at the time of sale
- \* No electronic sales
- \* 100% deposit is required of total tax bills is required for priority tax bills
- \* 25% deposit is required of total tax bills for the current years tax bills

A full payment shall be made at the time the list is submitted. You can make a payment by certified check, or company check (if paying by a company check have a statement from the bank showing where there is sufficient funds available to purchase the bills)

Total lien recording fee that can be collected from a third party purchaser: Assignment, Recording and Indexing fee: \$30.00

NOTE: If the third party purchaser fails to submit the purchase intent list within the 10 calendar days and proper payment shall lose their purchase preference. The delinquencies will then be added in the pool of all other certificates to be sold at the time of the sale.

### **Current Year Certificates of Delinquency**

The list of current year certificates of delinquency shall be prepared by the third party purchasers in an order and format as required by the county clerk and shall include the following information:

- The tax bill number
- The taxpayer name
- The amount due on each certificate of delinquency
- The account or parcel identification number if the county uses that number to identify specific properties
- The following sworn statement: "I hereby certify that I am not participating in this sale in conjunction with any related person or related entity to obtain any advantage over potential purchasers at the sale."

## **THESE PROCESSES ARE SUBJECT TO CHANGE IF NECESSARY**

### **Tax Sale Procedures**

- Any individual or companies wishing to participate in the tax sale must register with the County Clerk at least 10 calendar days before the date of the sale
- The registration fee is \$5.00 for each certificate on purchase priority list and \$10.00 per certificate of delinquency on the current year list and cap off at \$250.00. This fee is nonrefundable. Although the registration fee is capped off, the number of bills you may purchase is not. (KRS 134.010, sec 10(h1))
- A full payment may be made with a certified check or a company check accompanied by a statement from the bank stating that there are sufficient funds available. There is an additional \$28.00 filing fee for each certificate that is purchased.
- Each purchaser shall sign and complete a certificate of delinquency sale registration form.
- Any potential purchaser needs to submit an affidavit confirming that they are not related to any other individual or entity that will be participating in the sale.

### **Entities**

- Same ownership or management
- Formed by one or more of the same entities
- Having one or more of the same investors, directors, membership, partners or officers
- Having more than one client registered for that county sale

The order of selection will be determined by a drawing, whoever draws the lowest number will be the one to get first pick of the certificates. Purchase rounds will continue until all certificates are sold or until everyone has withdrawn.

- When a person has withdrawn, no other purchaser can take the place of that individual
- Purchasers can only purchase what they have listed on their intent
- The County Clerk may impose a time limit for how long each round will last. The Clerk may also allow a purchaser to select another certificate if it has already been chosen earlier, however the alternate selection must be done within the time limit the clerk has imposed.

It is the purchaser's responsibility to do their own research on certificates of delinquencies they wish to purchase. The Owen County Clerk's Office will not do any research for any purchase. Also the purchaser is responsible for doing bankruptcy research.

**ALL PURCHASES ARE FINAL. NO REFUNDS WILL BE ISSUED AFTER THE SALE.**

Please contact the Owen County Attorney's Office at 502-484-4545 for any pending litigation or payment arrangements that may be in place.