

Rockcastle County Clerk
Danetta Ford Allen
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POLICY FOR ROCKCASTLE COUNTY CLERK'S OFFICE FOR THE SALE OF THE 2022 DELINQUENT TAX BILLS:

Date of Sale: August 16, 2023

Time of Sale: 2:00 PM

The following is a list of procedures that must be followed in order to participate in our tax sale.

REGISTERING WITH THE DEPARTMENT OF REVENUE FRANKFORT, KY

If you plan to purchase 5 or more bills statewide, 3 or more bills in any one county or plan to invest \$10,000 or more statewide, you must register with the Department of Revenue annually. Forms and instructions can be located on their website <http://www.revenue.ky.gov/property>.

Finance and Administration Cabinet
Department of Revenue, Office of Property Valuation
PO Box 1201
Frankfort, KY 40602-1202
502-564-8338

REGISTERING WITH THE ROCKCASTLE COUNTY CLERK'S OFFICE MT. VERNON, KY

If you have purchased a certificate of delinquency in a prior year and you intend to purchase the current year's certificate of delinquency on the same property, you must submit a list labeled "**Priority Certificates of Delinquency**" at least **15 days** before the tax sale. This list must include the following information in numeric order:

- Current year's tax bill number
- Taxpayer name
- Amount due on current certificate of delinquency at the time of tax sale. Use August totals.
- Tax bill number and tax year to the prior year certificate of delinquency you already hold
- Book and page number where the prior year certificate of delinquency you already hold is recorded.
- A copy of the prior year certificate of delinquency.

CURRENT LISTS MUST BE RECEIVED IN COUNTY CLERK'S OFFICE BY AUGUST 2, 2023

If you would like to purchase a **current year** certificate of delinquency for which no prior year claim exists, you must submit a separate list of the bills you wish to purchase. This list must be submitted at least **10 days** prior to the tax sale. For each certificate of delinquency, the following information must be provided in numeric order:

- Tax bill number
- Taxpayer name
- Amount due on the certificate of delinquency at the time of the tax sale
- The total due for all certificates of delinquency (use August totals)
- A deposit of 25% of the total value of the certificate of delinquency on these lists is required.

PRIORITY LISTS MUST BE RECEIVED IN COUNTY CLERK'S OFFICE BY JULY 26, 2023

The registration fee shall be \$5 for each certificate of delinquency on a purchaser's **priority** list and \$10 for each certificate of delinquency on a purchaser's list of **current** certificates. However, the total registration fee shall not exceed \$250.00

At the time the prior year certificate of delinquency list is submitted, full payment by check shall be tendered to the county clerk.

During the period between the submission of the lists and the Clerk's sale, the County Clerk shall review the submitted lists to identify multiple purchasers interested in the certificate of delinquency on the same property and based upon the information submitted, shall determine the individual or entity that holds the prior year claim for the most recent tax year.

On the morning of the tax sale, prior to the beginning of the sale, the Clerk shall sell all certificates of delinquency for which prior year certificate information was presented and verified to the third party with the most recent tax year claim seeking to purchase the certificate of delinquency.

The payment tendered at the time of registration will be used to satisfy payment for priority list bills and refund shall be made on bills presented on the priority list but not purchased.

All remaining bills will be placed in the pool to be sold by the clerk

Failure of the third-party purchaser to properly and timely submit a purchase list or make payment in full shall result in the loss of purchase priority and all certificate of delinquency to which the third party may have had a prior year claim shall be included in the pool of certificates of delinquency that will be sold by the County Clerk.

**SALE PROCESS FOR CERTIFICATES OF DELINQUENCY NOT PURCHASED BY PRIOR YEAR
CERTIFICATE HOLDERS:**

The sale shall be conducted with each purchaser having an opportunity to purchase in turn through several rounds. The order of selection by purchasers shall be determined by a random drawing conducted on the day of the sale. August 16, 2023 at 2:00 PM

A purchaser who was not present at the time of the drawing shall be placed at the bottom of the selection list and behind all purchasers who were present for the drawing.

The purchaser who draws the lowest number during the random drawing shall have the first turn to purchase certificates of delinquency. Thereafter purchasers will select certificates of delinquency to purchase in order based on the random drawing order from lowest to highest. Purchase rounds shall continue until all certificates of delinquency are sold, or all purchasers have withdrawn from the sale. When a purchaser withdraws from the sale, no other purchaser may take the place of the withdrawing purchaser.

Purchasers shall be permitted to purchase only those certificates of delinquency included on the previously submitted list during the sale, unless and until all other purchasers have withdrawn, in which case any remaining certificates may be sold to any purchaser able and willing to buy them.

The County Clerk may impose a time limit on each purchaser during each round and the county clerk may allow a purchaser to select another bill if the bill selected by the purchaser has been paid or already purchased, so long as the alternate selection can be made within the allotted time limit.

The total number of certificates of delinquency that may be purchased in each round by each purchaser will be determined before the sale.

A purchaser may opt out of the purchase process at any time prior to completion of the sale.

A purchaser is purchasing the tax bill at their own risk.

Payment shall be made at the time of the sale and shall be submitted in the form of a check or money order.

The following fees will be added to each certificate of delinquency as recording fees:

- \$30.00 recording lis pendens and assignment
- \$5.00 certified copy of certificate of delinquency

A total of \$35.00 will be added to each certificate of delinquency for recording fees.

The County Clerk shall have the final say on any questions regarding the sale process.

Danetta Ford Allen, Rockcastle County Clerk