

NOTICE TO ROWAN COUNTY TAXPAYERS

2016 TAX BILL SALE

Kim Davis, Rowan County Clerk and the Rowan Fiscal Court, pursuant to KRS 424.330, announce that the 2016 Delinquent Real Property Tax Bills (Certificates of Delinquency) will be published in the Morehead News on July 14, 2017. The list of Certificates of Delinquency is also available for public inspection during the hours of 8:30AM – 3:30PM at the County Clerk's office located at 600 W Main St, Morehead KY. This list may also be inspected on the Software Management LLC website. The website is <http://kydtax.smlc.us>. The tax sale will be held on August 16, 2017, beginning at 9:00am in the Vault of the County Clerk's office. All interested participants must register with the County Clerk's office by the close of business on August 7, 2017. Please contact the County Clerk's office if you need additional information about the tax sale registration process, the required registration fee or the deposit amounts that will be needed. Taxpayers can continue to pay their delinquent tax bills to the County Clerk's office any time prior to the tax sale.

Please Note: All payments must be received in the County Clerk's office prior to the tax sale date listed in this advertisement. Payments received, after the tax sale has been conducted, for tax bills purchased during the tax sale will be returned without exception.

If you have any questions, please do not hesitate to contact the County Clerk's office at 606.784.5212

Kim Davis
Rowan County Clerk
600 W Main St
Morehead KY 40351
606-784-5212
Fax: 606-784-2923

2016

Delinquent Tax Information

<http://kydtax.smlc.us>

The Delinquent tax list will be updated on a weekly basis.

Rowan County Tax Sale will be Wednesday, August 16, 2017, 9:00 AM

Please read the following, as these rules impact the sale and will be strictly enforced.

Kim Davis
Rowan County Clerk
600 W Main St
Morehead KY 40351

606.784.5212 Fax: 606.784.2923

All Tax Bills purchased in this office today may be and are subject to any prior liens, current foreclosures, bankruptcy proceedings, or tax bills not properly exonerated.

All tax bill requests must contain the following:

- 1. Bill Number**
- 2. Owner's Name**
- 3. Parcel ID Number**

The Rowan County Clerk's Office cannot be held responsible for problems relating to any tax bills purchased that have not been properly researched by the third party purchaser.

Bills purchased in this office, at your request, will be subject to Clerk's fees and these fees are not refundable.

To re-iterate, it is of highest importance that proper research be done before purchasing any tax bill.

By signing this, you agree to be bound by these terms.

Please Sign and Date

Rowan County Clerk

Certificate of Delinquency Sale Registration Form

- 1. Name of Third Party Purchaser:**
- 2. Street Address:**
- 3. Mailing Address:**
- 4. Telephone Number:**
- 5. Please attach a separate list of each PRIORITY certificate of delinquency you intend to purchase at the sale. For each certificate, please provide the following information:**
 - 1. Current year's tax bill number:**
 - 2. Taxpayer name:**
 - 3. Amount due on current certificate of delinquency:**
 - 4. Tax bill number and tax year of the prior year certificate of delinquency you already hold:**
 - 5. Book and page number of the prior year certificate of delinquency you already hold:**
 - 6. County account/parcel number (if applicable).**
 - 7. A copy of the most recent prior year certificate of delinquency.**
- 6. The above PRIORITY lists, payments and copies must be submitted to the Rowan County Clerk's Office by 3:30PM, Monday, August 7th, 2017.**
- 7. Total amount due on all PRIORITY certificates listed in Item 5**
\$_____.

8. Please attach a separate list of each CURRENT certificate of delinquency you intend to purchase at the sale. For each certificate, please provide the following information;

- 1. Tax Bill Number;**
- 2. Taxpayer name;**
- 3. Amount due on the certificate of delinquency;**

9. The above CURRENT lists must be submitted to the Rowan County Clerk's Office by 3:30PM, August 7th, 2017.

10. Total amount due on all CURRENT certificates listed in item 8
\$ _____.

No deposit required on current certificates, total due at time of sale.

Total _____.

Please include the Total amount with your registration. Acceptable forms of payment include: Cash, Certified Check, Cashier's Check or a Business Check with letter of credit from your bank. Payment due at end of sale.

11. Registration fee: Total number of certificates listed in Item 5 and/or 8....times \$10.00. The maximum registration fee \$250.00.

Please include a separate non-refundable payment for this amount with your registration.

12. Lien Filing Fee: \$28.00 (Tax Bill Assignment \$10.00, Certified Copy of Tax Bill \$5.00, Filing Tax Lien \$13.00) for each bill purchased. Please include a separate check for filing liens.

Please read and confirm the following sworn statement. Be advised that filing a false sworn statement with the intent to mislead a county clerk is a violation of KRS 523.030 and is a Class A Misdemeanor.

NOTICE TO ROWAN COUNTY TAXPAYERS 2016 TAX BILL SALE

Kim Davis, Rowan County Clerk and the Rowan Fiscal Court, pursuant to KRS 424.330, announce that the 2016 Delinquent Real Property Tax Bills are being offered for sale. The list of Certificate of Delinquency is available for public inspection during the hours of 8:30AM-3:30PM at the County Clerk's Office located at 600 W Main Street, Morehead KY. The list may be inspected on the website <http://kydtax.smlc.us>.

The tax sale will be held at the Rowan County Courthouse, on August 16, 2017, beginning at 9:00am, in the Vault of the County Clerk's office. All interested participants must register with the County Clerk's office by the close of business on August 7, 2017. The sale will be conducted in a manner similar to a professional sports draft in accordance with the provisions House Bill 262 enacted by the 2009 General Assembly. The following methods of payment will be accepted by the Clerk's Office from third party purchases: Cash, Certified Checks, Cashier's Check or Business check with letter of credit from your bank. All payments are due at end of sale. Taxpayers can continue to pay their tax bill any time prior to the tax sale.

Any payments received on Certificates of Delinquency that have been sold by the Rowan County Clerk's Office after the sale will be returned to the remitter.

"DISCLAIMER: The information set forth below represents the most current ownership data available at the time of publication and may not reflect recent sales or transfers. Therefore, the owner identified may no longer be the owner of property for the bills that are delinquent. Further, due to the time necessary to process payments, a number of the tax bills listed in the advertisement may have already been paid.

A registration fee of \$10.00 per bill, up to 25 bills, or a maximum fee of \$250.00 for purchases over 25 bills, will be required of all registered purchasers. Said fee will need to be paid with registration. If you have any questions, please contact the County Clerk's Office at 606.784.5212.

Any payments received after 4:00pm on July 13th, 2017 will not be reflected on this list.

PURCHASE PROCESS FOR 3RD PARTY PURCHASERS “WITH PRIOR YEAR CERTIFICATES”.

1. 3RD Party Purchasers holding a Certificate of Delinquency from a Prior Year shall submit to the County Clerk a separate list of current year certificates they wish to purchase that relate to the property for which they hold prior year Certificate of Delinquency.
2. This list must be submitted by 3:30 pm, August 7, 2017.
3. This list shall be clearly identified as a prior year certificate of delinquency list and shall include the following information:
 - **The current year’s tax bill number
 - **The prior year claim’s tax bill number
 - **The prior year Claims tax year
 - **The book and page numbers where the prior year claim is filed
 - **The property Map ID Number
 - **A copy of the most recent prior year Certificate of Delinquency

The 3rd Party Purchaser shall provide a copy of the most recent prior year certificate.

Payment shall be made by certified check or cash at time the list is submitted.

During the time period between the submission of the list and the tax sale date (9:00AM, August 16, 2017) the Clerk shall review the lists to identify which 3rd party purchaser holds the most recent prior year tax claim.

The current year certificates that are verified to have valid prior, most recent claim will then be sold to the appropriate 3rd party purchaser.

The failure of a 3rd party purchaser to properly and timely submit a purchase list of prior year claims shall result in the loss of their purchase preference. The applicable certificate of delinquency will then be placed in the pool of certificates to be sold at the tax sale.

This procedure is subject to change if necessary.

Bidder No: _____

Round: _____

Bidder Name: _____

Bill Number Requested:

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____