

2012 Terms of Tax Sale

Notice is hereby given that on the 24th day of May, 2012 at 10:00 a.m. in the Commission Chambers of the Uintah County Courthouse, 147 East Main, Vernal, Uintah County, Utah, the Uintah County Clerk-Auditor, Michael W. Wilkins, will offer for sale at public auction and sell to the highest bidder for CASH OR CERTIFIED FUNDS pursuant to the provisions of Section 59-2-1351.1 Utah Code, properties located in said County and now delinquent and subject to tax sale. A bid for less than the total amount of taxes, interest, penalty and administrative costs which are a charge upon the real estate will not be accepted. NO PERSONAL CHECKS WILL BE ACCEPTED AS PAYMENT OF THE BID.

The Board of County Commissioners of Uintah County has determined the following method of sale best meets the objectives of protecting the financial interest of the delinquent property, owner and collecting delinquent property taxes due.

The highest bid amount for the entire parcel of property. However, a bid may not be accepted for an amount which is insufficient to pay the taxes, penalties, interest and administrative costs. Any amount received in excess of the taxes due to all local governments and any administrative costs by the County shall be treated as surplus property and paid to the State Treasurer.

UINTAH COUNTY TAX SALE RULES:

1. In accordance with Utah Law 59-2-1351.1, the properties that have been advertised now have five years delinquent taxes against them. They will now be sold by Uintah County to satisfy the delinquent taxes.
2. All property can be redeemed up to the time of the sale by any person having a legal interest in the property or by a legal representative with Power of Attorney. Is there anyone present that would like to redeem any of the properties being sold today?
3. Uintah County prohibits collusive bidding which has been interpreted to mean any agreement or understanding reached by two or more parties that in any way alters the bids the parties would otherwise offer absent the agreement or understanding.
4. Any person or persons who would be in a position of conflict of interest shall not be permitted to bid for any tax sale properties.
5. A bidder shall pre-register prior to bidding and be given a number for bidding purposes. In the registration, bidder shall properly and clearly identify correct information and address for use in issuance of deeds.
6. The County Clerk-Auditor will state the amount of taxes, penalties, interest, and administrative costs on the parcel being offered for sale, which is the amount at which bidding will begin and the lowest acceptable bid.
7. The bidder first recognized by the County Auditor will be the first bid recorded, etc. As in any auction, the bid recognized is the one in effect at the time.
8. Upon receipt of a bid sufficient to pay taxes, penalties, interest and administrative costs on the parcel, higher bids shall be solicited in no less that \$100.00 increments. The bid received in the highest dollar amount, when no higher bids are tendered upon request by the Clerk-Auditor, shall be the bid accepted (if such bid is otherwise acceptable under these rules).
9. The final bid number announced by the Clerk-Auditor is the official sale, and the previously registered name and address will be the name that will go on the deed.

10. The Uintah County Commission may reject any and all bids on the grounds that none are acceptable.
11. Any property offered for sale and for which there is no bid for taxes, interest, penalties and costs shall be struck off and become the property of Uintah County.
12. Once the County Clerk-Auditor has closed the sale of a particular parcel for property as a result of accepting a bid on parcel, the successful bidder or purchaser of the property may not unilaterally rescind the bid. The county legislative body, after acceptance of a bid, may enforce the terms of the bid by obtaining a legal judgment against the purchaser in the amount of the bid, plus interest and attorney's fees.
13. The successful bidder will tender payment by cash or cashier's check only to the Uintah County Treasurer before 3:00 p.m. the day of the sale. If payment is made by cashier's check it must be made in two separate cashier checks, (1) \$300.00 for the Auditor's fee (2) the amount of taxes, penalty, costs and any additional amount bid.
14. Properties sold during the tax sale will be conveyed by tax deed. This form of deed is not a warranty deed. The county makes no representations as to the title conveyed, nor as to the purchaser's right of possession of the property. Similarly, the county makes no warranties or representations as to whether the property is buildable or developable, nor does the county make any representations regarding whether the property complies with applicable zoning regulations. The county does not warrant or represent that any property purchased during the tax sale is habitable or in any particular condition. The county also makes no warranties or representations regarding the accuracy of the assessment of the property or the accuracy of the description of the real estate or improvements thereon.
15. Any person wishing to contest any action taken in connection with the Tax Sale must present such protest to the Uintah County Commissioners, in writing, within ten (10) days of the sale.
16. All bids shall be considered conditional, whether or not the bid is contested, until reviewed and accepted by the Board of County Commissioners, acting at a regularly scheduled meeting after the above said 10 day protest waiting period. Once the tax sale has been reviewed by the Board of County Commission said sale shall be ratified.
17. Upon ratification of the tax sale the County Clerk-Auditor shall prepare the tax deeds and deliver said deeds to the County Recorder.
18. Upon receiving the tax deeds the County Recorder shall record all said deeds and return to the Clerk-Auditor's Office.
19. Any property listed may be subject to a rollback tax under the provisions of "THE FARMLAND ASSESSMENT ACT", Utah Code Section 59-2-501 thru 59-2-515.
20. Uintah County does not agree to be responsible for verbal statements or representations made by County personnel regarding this bid, nor any assumption or conclusions reached by a prospective bidder as a result of such verbal communication. No verbal communication will supersede these specifications.
21. **This does not pay the 2012 property taxes that are due November 30, 2012.**