

**TERMS AND CONDITIONS OF CAMPBELL
COUNTY MASTER COMMISSIONER SALES**

1. Master Commissioner Sales are "Buyer Beware" Sales.
2. The Property is sold "As Is" and "Where Is."
3. The highest bidder does not receive a Warranty Deed. The highest bidder receives a Master Commissioner Deed with **no warranties.**
4. Title to the property is not warranted by the Court, by the Master Commissioner, or by the Plaintiff.
5. The condition of the property is not warranted by the Court, by the Master Commissioner, or by the Plaintiff.
6. If you bid on property, you should perform your **due diligence before you bid, not after!** This includes examination of the title (including liens on the property), and inspection of the condition of the property.
7. Sales are confirmed by the Circuit Court Judge no sooner than 10 days and no later than 21 days from the date of sale. A deed cannot be given until the sale is confirmed and the price paid in full.
8. Objections to Confirmation must be in writing and filed in the Circuit Clerk's office prior to the Confirmation Motion date for the Report of Sale. Objections must be served on the Attorney for the Plaintiff, on all parties to the action, and on the Master Commissioner.
9. If you are the highest bidder at the Sale, you must pay in one of two ways:
 - (A) Cash for the full purchase price immediately following the Sale. Checks on local banks are accepted. Checks on Banks, not in the local area, require a Cashier's or Certified check.

OR

(B) You must pay the deposit required in the Judgment and Order of Sale (10% of the purchase price) and you must have a Kentucky Bank Surety to act as unconditional surety on the remaining 90% of the purchase price, plus 12% interest, which must be paid within 30 days of the Sale date. **This Surety must be pre-approved by the Master Commissioner's office no later than 12:00 noon on the Friday immediately preceding a Tuesday sale.** The Surety must unconditionally guarantee payment of the surety bond. The only acceptable form for pre-approval is on the form attached hereto. A line of credit, a letter of credit, an assurance of a loan, a loan commitment, or the like is not the equivalent. A Loan Officer from the pre-approved Kentucky Bank must sign the surety bond the day of sale.

ALL SALES ARE SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER.