



Office of the Sarpy County Treasurer

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To Whom It May Concern

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Mortgage, Escrow or Bank Bulk Tax Payments

Many banks and mortgage companies hire other businesses to process their tax payments. These bulk payers contact all the different counties in Nebraska and then provide the tax data to the banks and mortgage companies. Some of the main bulk payers are Corelogic, Wells Fargo, Lereta, QBE First, and LSI.

The banks then verify the accounts and send the money to the bulk payer who combine the money and the information and submit it to the individual counties along with payment. For example Corelogic sent us payment for over 13,000 parcels in Sarpy County and submitted the funds by wire transfer so we never see a check and have no idea who your bank might be.

This process therefore takes a little bit of time and frequently requires the banks to withdraw money from your escrow account, for example, in February in order to meet the end of March deadline for tax payments. If you discuss this with your mortgage company you will often be told the money was sent to us in February. This is rarely the case. The problem and confusion arises because the customer service representative at the bank or mortgage company doesn't understand what is going on with bulk payments. You would need to talk to someone who handles bulk payments to get a concise answer.

This process sometimes causes confusion when a home is sold or an owner has refinanced.

In reality the money usually arrives at the county about the March 23th or July 23th depending on the payment period. We then process the taxes and if the current payment has already been made by a previous payer, we refund the second payment back to whoever sent it to us. So if you have refinanced with Wells Fargo for example and your previous bank was US Bank and the payment from Wells Fargo gets here first we will refund the US Bank payment back to US Bank. This refunding process takes place the day we process the money but can take up to four to five weeks for some bulk payers to receipt the refunds and redistribute them back to the original bank or mortgage company. To accelerate this process Corelogic sends us a test file and keeps all the payments for those accounts that have already been paid so they can expedite the refunds to the original banks.

While this is a relatively straight forward and efficient methodology for your bank or mortgage company and it allows us to accurately and efficiently process tax payments, it can be a challenge and a little frustrating if you have refinanced and it's your money trying to find its way back to your account. If this method is being utilized it's because your escrow company has chosen to do it that way and therefore we accommodate them in making the tax payment.