

# TAX LIEN SALE

November 8, 2019

Registration will begin at 9:00 a.m.

Tax Sale will begin at 10:00 a.m.

140 W. Main Street, Suite 2  
Cortez, CO 81321

## Location

Registration will be in the Treasurer's office, SUITE 2. The auction will be held in the lower level meeting room.

## Mailing List

If you would like to receive a copy of the delinquent tax listing at the time of advertisement, please send address confirmation and \$3.00 to:

Montezuma County Treasurer's Office  
Attn: Tax Sale Listing  
140 W. Main Street, Suite 2  
Cortez, CO 81321.

## Buyer Registration

Forms will be provided at the time of registration:

Buyer Registration  
W-9

You may download and print these forms from our website at:

[www.montezumacounty.org/web/departments/treasurer](http://www.montezumacounty.org/web/departments/treasurer) to bring with you on the tax lien sale date.

## Payment Information

ALL payments MUST be made by CASH or CERTIFIED FUNDS by 1:00 PM the day of the sale.

## INFORMATION

### BUYER DATA

**SALE DATE: November 8, 2019**

Each buyer will be required to register in the manner which the tax certificate is to be issued with name, address and telephone number. After registration in the **TREASURER'S OFFICE**, the buyer will be assigned a bidder number and card.

## **SALE PROCEDURE**

Any party with a legal interest, recorded or legal, who would like to purchase taxes on a particular parcel may do so at the beginning of the sale, with **NO PREMIUM BID, BUT WILL NOT BE ALLOWED TO PURCHASE TAXES ON ADDITIONAL PARCELS AT THE SALE**. Please be aware that legal interest sales are subject to objections by the other investors. In that case, the liens will be sold at the public auction with all other parcels.

Each parcel will be offered in compliance with Title 39, Article 11 of the Colorado Revised Statutes. Each parcel will be subject to open floor (general) bidding and will be sold to the buyer who shall further pay the largest amount in excess of said taxes, penalty interest, advertising and other charges as provided by law.

Premium bids will start at \$1.00 and increase in increments of \$1.00 thereafter until reaching a premium of \$20.00 which will then increase by increments of \$5.00 then \$25.00 increments after \$100.00. **PREMIUM BIDS ARE NEVER REIMBURSED IN REDEMPTIONS. ALL PREMIUM BIDS ARE MADE AT INVESTOR'S EXPENSE. PREMIUMS ARE NOT REFUNDED, AND ABSOLUTELY NO INTEREST IS EARNED ON PREMIUMS.**

The auctioning will provide all buyers with the opportunity to compete for each parcel. It is the buyer's responsibility to know the quality of the property on which they are paying the taxes and receiving a lien. The bill number and the total amount due of each parcel will be read once. All successful bids are final with no changes in or cancellation of parcels purchased after the lien is sold.

## **METHOD OF PAYMENT**

Payment may be made with cash or certified funds or personal checks accompanied by a letter of credit from the bank on which the check is drawn. Payment must be made on the date of the tax lien sale by 1:00 pm. Failure to do so may result in loss of liens purchased. A complete computer report of all tax lien purchases will be furnished to you on the day of the sale, or as soon as possible thereafter.

A tax lien sale certificate of purchase will be issued for each tax lien and will be the statutory form showing the legal description, purchase amount, rate of interest, buyer's name and the date of sale. If delinquent taxes occur in the future, the certificate holder has the right of endorsement (pay) the amount of delinquent taxes and lawful charges on the certificate until redemption. Three years from the date of the certificate, if the lien remains unredeemed, the certificate holder may apply for a Treasurer's Deed to the property. It is the certificate holders responsibility to contact the Treasurer's office when they are ready to apply for the Treasurer's Deed. When application is made, monies must be deposited to pay all related deed expenses pursuant to law. **Prior to deed application, all subsequent taxes, special assessment liens and current taxes must be paid.**

## **PROHIBITED BUYERS**

**NO MONTEZUMA COUNTY OFFICIAL OR EMPLOYEE MAY PURCHASE A TAX LIEN AT THIS SALE AS PER THE DECLARATION OF STATUTORY COMPLIANCE. THIS ALSO APPLIES TO THE IMMEDIATE FAMILY OR ANY AGENT OF AN EMPLOYEE OR A MONTEZUMA COUNTY OFFICIAL.**

## **GENERAL INFORMATION**

### **TITLE 39. TAXATION PROPERTY TAX ARTICLE 11. SALE OF TAX LIENS**

#### **C.R.S. 39-11-101**

Notice to Delinquent Owner is made no later than September 1 of each year by mail to last known address that the treasurer will advertise and sell a tax lien on the property for the delinquent taxes, interest, and applicable fees.

**It must be understood that the sale and purchase of the tax lien does not convey the right of possession, use, improvement or access to said property. The buyer is issued a tax lien sale certificate of purchase, which is a properly recorded lien.**

In the event the lien remains unredeemed, the certificate holder has the right to pay subsequent years delinquent taxes (sub-taxing or endorsing). If the lien is redeemed, the certificate holder is entitled to interest on the taxes, penalty interest, advertising and subsequent endorsements which were paid by the certificate holder. Portions of a month shall be counted as a whole month pursuant to law. **LIENS MAY BE REDEEMED AT ANY TIME PRIOR TO THE ISSUANCE OF A TREASURER'S DEED.**

Please note:

- After 3 years of holding an active certificate you can apply for a Treasurer's Deed, please contact us for more information at that time.
- Your Certificate of Purchase will expire after 15 years according to C.R.S. 39-11-148:

### **TITLE 39. TAXATION PROPERTY TAX ARTICLE 11. SALE OF TAX LIENS**

#### **C.R.S. 39-11-148**

No lien upon real property created by a tax certificate or a certificate of purchase issued by a treasurer on account of any delinquent property taxes or any special assessment of any kind or nature shall remain a lien thereon for a period longer than fifteen years after the original issuance thereof, except as provided in subsection (3) of this section.

The interest rate in 2019 for the 2018 tax year is % per annum. (This amount will be set by the state)

ELLEN BLACK  
Montezuma County Treasurer