

TAX LIEN SALE NOTICE

DELINQUENT TAXES FOR 2015

**PUBLIC SALE: NOVEMBER 18, 2016
10:00 A.M.**

**HUERFANO COUNTY COURT HOUSE
401 MAIN STREET
Walsenburg, CO 81089
COURT ROOM 3RD FLOOR**

Tax payment must be received in the Huerfano County Treasurer's Office on or before November 17, 2016, in cash or certified funds to avoid delinquent property tax being sold on November 18, 2016. If the property tax is sold at the tax lien sale, **YOU WILL BE REQUIRED TO PAY INTEREST AT THE RATE OF TEN PERCENT (10%) PER ANNUM.** Redemption of these taxes must be paid in cash or certified funds within three (3) years or a Treasurer's Deed may be issued to the holder of the tax lien certificate of purchase. All delinquent taxes must be paid to the Huerfano County Treasurer. Please contact the Huerfano County Treasurer's Office for any information regarding delinquent taxes at (719) 738-3000 x505

*DELINQUENT TAXPAYER NAMES WILL APPEAR IN ALL ISSUES OF DELINQUENT TAX LIST. (PUBLISHED IN THE HUERFANO WORLD JOURNAL NEWSPAPER) OCTOBER 20, 27 & NOVEMBER 3, 2016 THREE CONSECUTIVE WEEKS.
FULL LEGAL DESCRIPTIONS MAY NOT BE SHOWN
PLEASE SEE TREASURER'S 2015 TAX ROLL BOOKS.*

NO DELETIONS WILL BE MADE.

WITNESS MY HAND AND SEAL THIS 14th DAY OF OCTOBER, 2016



DEBRA J. REYNOLDS
HUERFANO COUNTY TREASURER

RULES FOR TREASURER'S ANNUAL TAX LIEN SALE TO BE HELD ON

NOVEMBER 16 2016 AT 10:00 A.M.

**AT THE HUERFANO COUNTY COURTHOUSE
401 MAIN STREET, COURT ROOM 3RD FLOOR.
WALSENBURG, CO 81089**

BIDS:

All bids must be covered by cash, personal check or certified funds. Purchases must be paid before leaving the Huerfano County Courthouse.

FAILURE TO DO SO MAY RESULT IN LOSS OF LIENS PURCHASED!

Funds will be held for at least one week in order for them to clear the bank. Final determination regarding the acceptability of any payment other than cash will be at the discretion of the Treasurer or her deputies.

C.R.S. 39-11-151(1)(b): No tax lien shall be sold to any Employee of Huerfano County or members of their immediate family of such person or to the agent of any such county official or employee during the time the official or employee holds office or is employed.

We are required by the Internal Revenue Service to issue 1099-INT Forms to tax lien buyers. You must complete a W-9 at time of registration or have one on file with the Huerfano County Treasurer's office. We also require a copy of your Driver's License to participate in our Tax Lien Sale.

SALE:

The sequence of the published list will be followed as closely as practicable during the tax lien sale. Extra copies of the publication will be available on the day of the sale. For the convenience of bidders, current copies of the publication with payments deleted will be posted outside the office of the County Treasurer for several days before the sale. No individually deleted copies will be available.

Each parcel will be initially offered for the amount of taxes, advertising, penalty, interest and costs. Each parcel will be subject to general bidding and it will be sold to that person "who shall further pay the largest amount in cash in excess of said taxes, penalty interest and costs."

It is the bidder's responsibility to know what is purchased. The description and the tax amount of each parcel will be read only once by the County Treasurer. All successful bids are final. No changes in, or cancellation of parcels purchased can be made after the parcel is struck off.

The Certificate of Purchase to be issued on a successful bid will be in statutory form, showing the legal description, purchase amount, buyer's name, rate of interest and date of sale. Once the certificates have been processed, **they will be kept in my possession in safe keeping. You will receive a copy of the Certificate for your records.**

***** WE REQUEST THAT BIDDERS ARRIVE EARLY TO REGISTER FOR THE SALE. *****

Debra J Reynolds
Huerfano County Treasurer


