

GENERAL INFORMATION

Purchasing delinquent tax liens at sale is a popular form of investment.

- You become a lien holder on the property when you purchase a tax lien sale certificate.
- You purchase the tax lien NOT the property. Transfer of deed has occurred in less than 1% of all purchases in Ouray County.
- Purchase at a tax lien sale should be considered an investment. The purchase can be thought of in terms of a long range certificate of deposit, however, there are some risks. Bankruptcy, destruction of the property or condemnation are some of the risks one should consider before investing. Redemption of the certificate is at the pre-set interest rate of certificates for the year the tax lien was purchased.
- Each year the Colorado Banking Commission determines the rate of return. This rate is the same for the life of the certificate. The annual percentage rate is 9 points above the federal discount rate as of September 1 of each year. **The interest rate is 12% for the November 15, 2018 sale!** For Tax Lien Certificates sold in error, the interest rate is 8%.

AFTER THE SALE

Subsequent Year's Taxing

All tax lien sale certificate holders have first option to pay any subsequent year's taxes which remain unpaid as of August 1st. These subsequent taxes will be endorsed on the original certificate at the same guaranteed rate of return when paid by the tax lien holder.

Treasurers Deed Application

The investor may apply for a Treasurer's Deed to the property if the original certificate is held for three years. Deed application involves:

- Completed application
- Remittance of \$400 deposit against all deed expenses including but not limited to:
 - advertising fees
 - certified mailing fees
 - title search fees
 - miscellaneous legal fees
- Allow a minimum of 4 months and maximum of 6 months prior to the issuance of the deed

The Treasurer's Office does the following once the application is made:

- Completes a title search.
- Notifies anyone with a legal interest in the property.
- Advertises pending action on the property.

All redemption and deposit monies will be returned to the investor if redemption is made before deed issuance.

NOTE: TAX LIENS ARE EXTINGUISHED AFTER 15 YEARS. It is suggested that you apply for a deed prior to that time to protect your investment. Please contact the Treasurer if you have any questions regarding the tax lien of deed process.

OURAY COUNTY TREASURER'S OFFICE

JILL MIHELICH, TREASURER

2018 TAX LIEN SALE INFORMATION

THURSDAY NOVEMBER 15, 2018

REGISTRATION:

OURAY COUNTY
TREASURER'S OFFICE
112 VILLAGE SQUARE WEST
SUITE 201 & 202
RIDGWAY, CO 81432

PO BOX 149
OURAY, CO 81427

(970) 325-4487
(970) 325-0452

[JMHLICH@OURAYCOUNTYCO.GOV](mailto:jmihlich@ouraycountyco.gov)

**NOTE: YOU MUST REGISTER
BETWEEN 8:00 AM AND 9:30 IN
THE TREASURER'S OFFICE ON THE
DAY OF SALE TO PARTICIPATE IN
THE SALE.**

SALE:
OURAY COUNTY
4-H EVENTS CENTER
22739 HIGHWAY 550
RIDGWAY, CO 81432

BIDDER'S CORNER

SO YOU'VE DECIDED TO BID:

- Registration for the sale is between 8:00 am and 9:30 am in the office of the Treasurer at 112 Village Square West, Suite 201 & 202, Ridgway, CO. The Auction will be held at the Ouray County 4-H Events Center 22739 HWY 550, Ridgway, CO.
- All bidders must complete a registration card and a W-9 form in the Treasurer's office to receive a bidder number.
- **All successful bids must be paid to the Ouray County Treasurer's office immediately following the tax lien sale.** Payment may be made by cash or cashier's check. Personal checks are accepted from residents of Colorado. This office reserves the right to demand cash or a cashier's check. *Bidders who do not make payment as required or whose funds do not clear the bank will be prohibited from participating in all future sales.* The Treasurer and/or staff reserves the right to refuse any person from bidding at the Tax Lien Sale.

TAX LIEN INTEREST IS
12%
FOR THE 2018
TAX LIEN SALE

2018 TAX LIEN SALE

BEFORE THE SALE

- Property tax liens to be sold are advertised for three consecutive weeks prior the sale, on Thursdays beginning in October.
- Advertisement is made in the Ouray County Plaindealer and will also be available on the county website at: www.ouraycountycolorado.gov.
- Property tax liens are advertised alphabetically by owner of record name and sold in that order.
- Persons interested in investing in tax liens to be sold should watch for advertisements, check online or contact the Treasurer's Office.
- Updated advertising lists which record all delinquent property taxes paid before sale are available for inspection in the County Treasurer's Office.
- When you purchase a tax lien sale certificate on property, **you become a lienholder.** You loan funds (at a set interest rate) to the owner of the property to pay taxes. **YOU DO NOT PURCHASE THE PROPERTY!**
- Investing in tax liens through purchase at tax lien sale is just that-AN INVESTMENT! The purchase of a tax lien sale certificate is similar to buying a Certificate of Deposit at a bank. Redemption of the certificate is at a given rate of return and can occur anytime before a Treasurer's Deed is issued.



TAX SALE PROCEEDINGS

- Ouray County's tax lien sale will be held in November.
- All bidders must register for the sale in the Treasurer's Office between 8:00 am and 9:30 am on the morning of the sale and complete a W-9 form. **LATE REGISTRATIONS WILL NOT BE ALLOWED.** At registration, each bidder will receive and must agree to the bidding procedure rules.
- The sale begins at 10:00 am and continues until all tax liens are offered. The sale is conducted in auction fashion. Each tax lien is initially offered in sequence for the amount of taxes, interest and penalties due. If more than one bidder is interested in the lien, then bidders enter a bid higher than the taxes owed. The tax lien is sold to the person bidding the highest amount. A **premium bid** is a bid higher than the taxes, interest and penalties due as advertised. **All premium bids are at the investor's expense and cannot be recovered when the tax lien is redeemed.**
- **PROHIBITED BIDDERS:** No county employee immediate family member or person acting as their agent may participate in the tax lien sale.