

# TAX LIEN SALE NOTICE

DELINQUENT MOBILE HOMES

PAYABLE IN

2018



Office of the County Treasurer

County of Pueblo

State of Colorado

**NOVEMBER 2, 2018**

**8:30 A.M.**

**Pueblo County Treasurer's Office**

**215 W 10<sup>th</sup> St Rm 110**

**Pueblo, CO 81003**

Tax payment must be received in the Pueblo County Treasurer's Office on or before Thursday, November 1, 2018 by 4:30 p.m., in cash or certified funds to avoid the delinquent Mobile Home tax lien being sold. If the mobile home tax is sold at the tax lien sale, **YOU WILL BE REQUIRED TO PAY INTEREST AT THE RATE OF TWELVE PERCENT (12%) PER ANNUM.** Redemption payments will be accepted beginning November 5, 2018. Redemption of these taxes must be paid in cash or certified funds prior to final redemption date or a Certificate of Ownership may be issued to the holder of the tax lien certificate of purchase. All delinquent taxes must be paid to the Pueblo County Treasurer. Please contact the Pueblo County Treasurer's Office for any information regarding delinquent taxes at (719)583-6532, or (719)583-6682.

**Please Note: If taxes are paid prior to November 1, 2018 the cost may be less than shown in this advertising due to Distraint & Tax Lien Sale Fees.**

**DELINQUENT TAXPAYER NAMES WILL APPEAR IN ALL ISSUES OF DELINQUENT TAX LIST. \*PUBLISHED IN THE PUEBLO CHIEFTAIN, SEPTEMBER 15, 22, & 29, 2018, PUBLISHED WEEKLY FOR THREE CONSECUTIVE WEEKS.**

**NO DELETIONS TO THIS ADVERTISING LIST CAN BE MADE.**

**PUEBLO COUNTY TREASURER  
MOBILE HOMES TAX LIEN SALE  
PROCEDURES**

**Date and Time**

The sale of the Pueblo County Delinquent Mobile Home tax liens, will be held in the Pueblo County Treasurer's Office located at 215 W. 10th St Rm 110 Pueblo, Co 81003, beginning at 8:30 a.m. November 2, 2018.

**Registration**

**ALL BIDDERS MUST REGISTER WITH THE PUEBLO COUNTY TREASURER'S OFFICE ON THE DAY OF THE SALE BEGINNING AT 8:00 A.M. IN ORDER TO PARTICIPATE IN THE 2018 TAX LIEN SALE.**

Bidders are responsible to ensure that the information on all forms is accurate.

**W-9 forms will be used to issue the certificate(s) of purchase, redemption check(s), and Certificate(s) of Ownership.** Each participant will be required to complete the Declaration of Statutory Compliance, stating they are not related to any Pueblo County Government Employee; the W-9 form; and the Registration Form. No registrations will be accepted after the Tax Lien Sale begins. **Certified funds are required at the time of registration for the total amount of all parcels in which you are interested in purchasing the Tax Lien Certificate. No exceptions!!** If you are not successful in obtaining the Tax Lien, you will receive a refund for the difference immediately following the Tax Lien Sale.

**Sale Procedures**

Every parcel will be offered in compliance with Chapter 39, Article 11, of the Colorado Revised Statutes. Each parcel will be subject to live auction bidding and will be sold to the person who bids the highest amount, in excess of said taxes, penalty, interest, and costs.

The auctioning will provide all bidders the opportunity to compete for each parcel. The County Treasurer may change the method of sale at his discretion prior to the commencement of the sale.

**Caveat Emptor (Buyer Beware)**

It is the bidder's responsibility to know what they are bidding on. Particular attention should be given to the impact of a bankruptcy filing, subsequent to the purchase of a tax lien, as this could affect the Certificate of Ownership process. The recommendation of the Treasurer is that you consult with private counsel prior to participation in the tax lien sale.

The item number and total tax lien dollar amount of each parcel will be announced. All successful bids are final. No changes in, or cancellation of, a purchased parcel will be made after a bid has been made on a parcel or after the item has closed.

The certificate to be issued on a successful bid will be in the statutory form, showing the lawful rate of interest for the life of the certificate, the legal description, purchase amount, and the buyer's name (as entered on the W-9 form), and the date of the sale. Certificates will not be issued in a name other than the name or names shown on the W-9 form. Subsequent year taxes may be endorsed (paid) on each certificate of purchase up until such time as the lien is redeemed or a Certificate of Ownership is issued. Interest begins in November at the rate set after September 1st per annum.

**Redemption Interest**

The annual rate of redemption interest shall be established on September 1, of each year. According to CRS 39-12-103 (3), the rate of interest for the 2018 sale is 12%.

**Prohibited Buyers**

No Pueblo County Official or employee may purchase a tax lien at the auction. This also applies to the immediate family or agent of a Pueblo County Official or employee. The definition of "immediate family" includes relation through blood, marriage, common law marriage or adoption. Anyone interested in participating in the Tax Lien Sale will be required to sign an affidavit of Declaration of Statutory Compliance.

Any individual who is an Assessed Owner, either solely or jointly with another Assessed owner may not purchase a tax lien on their own property.

**General Information**

It must be understood that the sale and purchase of the tax lien at a tax lien sale does not, as it might under simple sales and purchase agreements, convey the right of possession, use, improvement or access to said property. The buyer is issued a Tax Lien Certificate of Purchase.

In the event the lien remains unredeemed, the certificate holder has the right to pay (endorse) the subsequent years' delinquent taxes by (sub-taxing/endorsing). This occurs after the tax becomes delinquent, as interest accrues only after that date. 1 – 3 years from the date of the certificate (dependent on location of manufactured home), if the lien remains unredeemed, the certificate holder may apply for a Certificate of Ownership to the manufactured home. To be eligible for a Certificate of Ownership, the certificate holder must make application to the Treasurer. Application for certificate of Ownership may be made by the certificate holder 1 day after the **final redemption period**. When application is made, monies must be deposited to pay all related certificate of ownership expenses pursuant to law. If the lien is redeemed, the certificate holder is entitled to interest on the taxes, certificate interest, advertising, distraint fees, tax lien sale fees and subsequent endorsements. Liens may be redeemed at any time prior to the issuance of a Certificate of Ownership.

**Please Note: Premium bids are not returned to the bidder.**

**Wrongfully sold lien**

If a lien is wrongfully sold Pueblo County must pay the Certificate holder the accrued interest. The rate will be 8% per annum for the delinquent tax liens sold this year.



**Del Olivas, Pueblo County Treasurer**



