PUEBLO COUNTY TREASURER INTERNET TAX LIEN AUCTION PROCEDURES

Date and Time
The sale of the Pueblo County delinquent real estate tax liens, and special district fees, will be held via the internet beginning at 8:00 a.m. October 19, 2020 and commence closing on October 20, 2020 in batches every hour starting at 8:00 a.m. and continue until the last batch has closed. Please note this year's sale is a **two-day sale only**.

Seminar
The Pueblo County Treasurer and the internet auction provider will conduct an Internet Auction Tax Lien Sale seminar in the County Commissioner's Chamber located at 215 W.10th St, Pueblo Colorado 81003, on Friday, October 2, 2020 at 3:00 p.m.
****DUE TO COVID-19 THERE IS A LIMITED SEAT AVAILABILITY. PLEASE CONTACT OUR OFFICE AT (719) 583-6683 TO MAKE A RESERVATION.****

Registration
ALL BIDDERS MUST REGISTER WITH THE AUCTION PROVIDER, SRI INC., IN ORDER TO PARTICIPATE IN THE 2020 TAX LIEN SALE. Registration will begin on October 1, 2020 and will continue through October 13, 2020. Information for registration with SRI Inc. can be found on their web site: www.zeusauction.com. 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 Treasurer's deed(s). **Certificates of Purchase will be issued in the names(s) provided on the W-9 form.** Each participant will be required to complete the Declaration of Statutory Compliance, the W-9 form, and the Registration Form with SRI Inc. **No registrations will be accepted after October 13, 2020, 4:30 p.m. Mountain Daylight Time (MDT).**

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 online 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.

Pueblo County and its employees acting in their official capacity in preparing, conducting, and executing a sale of land and town lots under this article are not liable for the failure of a device that prevents a person from participating in a sale. Under this article "device" includes but is not limited to, computer hardware, a computer network, a computer software application, and an internet website. Access to public computer stations will be available beginning October 1, 2020 through October 21, 2020, from 8:00 a.m. to 4:30 p.m., at the office of the Pueblo County Treasurer, 215 W. 10th Street, Rm. 110, Pueblo Colorado.

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 deed application process. The recommendation of the Treasurer is that you consult with private legal counsel prior to participation in the tax lien sale.
The item number and total tax lien dollar amount of each parcel will be displayed. 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 Treasurer's deed is issued. Interest begins in October 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 2020 sale is 9%.

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, or special district 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 normally occurs after the tax becomes delinquent, as interest accrues only after that date. 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. To be eligible for a Treasurer's Deed, the certificate holder must make application to the Treasurer. Deed application may be made by the certificate holder six calendar months prior to the third anniversary date of the certificate, however, the endorsement of the current year's taxes and/or special assessments will not accrue interest until the date taxes become delinquent. When application is made, monies must be deposited to pay all related deed expenses pursuant to law.
If the lien is redeemed, the certificate holder is entitled to interest on the taxes, certificate interest, advertising, tax lien sale fees and subsequent endorsements. Liens may be redeemed at any time prior to the issuance of a Treasurer's Deed.

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

Please direct further inquiries to (719) 583-6689, 583-6015 or 583-6683.
View auction information -www.county.pueblo.org
Auction site- www.zeusauction.com