NOTICE WITH RESPECT TO

TAX CERTIFICATES

**“BUYER BEWARE”**

Tax Certificates purchased at this sale representing the purchase of a tax lien would normally earn interest pursuant to C.R.S., Section 39-12-103. The offering of these certificates does not constitute any representation as to the future usability of the property should a Treasure’s Deed issue nor the certainty of payment of interest in all circumstances. However, there are several issues that the Treasurer is aware of for buyers to consider. The Pueblo County Treasurer has used the information available in her office to identify those properties which may be subject to such uncertainties but does not guarantee such risks do not exist. Treasurer’s Deeds convey marketable title but not insurable title. Investors need to take additional steps to be able to obtain title insurance should they subsequently sell the property.

The Federal Deposit Insurance Corporation (FDIC) and Resolution Trust Corporation (RTC) may claim, pursuant to Federal Statute {including 12 U.S.C., Section 1825 (b)}, that neither entity is subject to penalties or interest on overdue property taxes. The involvement of these agencies may result in the loss of the interest ordinarily payable at time of redemption of the

Tax Certification.

There are also legal issues regarding the ability of the DEA or local law enforcement agencies to confiscate property which may be subject to tax liens and whether state or federal law would allow those agencies to seize the property without regard to the interest due on any outstanding tax liens.

Environmental hazards may affect the future use or value of properties subject to the sale of tax liens. When the Treasurer possesses knowledge of a specific environmental hazard linked to a particular certificate, such as underground storage tanks or waste disposal site, she will attempt to advise potential bidders. The absence of such an advisement does not mean that the hazards do not exist.

I, the undersigned being of legal age (in the State of Colorado) 18 years or older, has read the

above disclosures and understands that there is an element of risk in purchasing the tax liens

with respect to the interest after sale and the future usability of the property and nonetheless

may choose to purchase tax liens at the tax sale.

 **Signature:**

**Date: Print Name of buyer:**

 **Company Name:**