

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

NOVEMBER 15, 2011 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, or 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 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

