



**DEBRA J. REYNOLDS**

*Huerfano County Treasurer  
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## HUERFANO COUNTY COLORADO

### **Notice To Certificate Buyers**

Thank you for purchasing tax lien certificates at our Huerfano County Tax Lien Sale . Once the Certificates have been processed, they will be kept in our possession for safe keeping. You will be mailed a copy of your certificate. Also, please be aware that **YOU HAVE NO RIGHTS TO THE PROPERTIES** until a deed is issued to you...you are simply a lien holder.

We will mail out notices to our Certificate Holders the first week of August. It is your responsibility as a certificate holder to make subsequent tax payments. These payments or endorsements should be made after August 1 of each year ( for three consecutive years). The Certificate will be updated with your payment so they can be properly endorsed. We will mail you a copy of the certificate showing your endorsements. Any outstanding certificate that are not endorsed by the certificate holder, will be resold at our next sale.

If your certificate is redeemed, you will be mailed a copy of the certificate and a refund check will be issued. Redemption interest is calculated from the date of redemption and is determined by the rate declared at the sale.

At any time after the expiration of term that you have completed payment of current taxes plus three years of taxes you are entitled to a Treasurer's Deed. Application can be made by sending \$400.00 deposit for each certificate. Your signature on a request form will also be needed to begin the process. It usually takes between six and nine months for issuance of a Treasurer's Deed. for further information regarding this matter, you may contact us at (719) 738-1280. Thank You.

Huerfano County Treasurer's Office