



**Debra J. Reynolds
Huerfano County Treasurer
and Public Trustee**

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Notice to Certificate Buyers

Thank you for purchasing tax lien certificate at our Huerfano County Tax Lien Sale. Once the Certificates have been processed, they will be kept in our possession in safe keeping. You will be mailed a copy of 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 Certificate showing your endorsements. Any outstanding certificates that are not endorsed by you as the certificate holder, will be resold at our next tax lien sale.

If your certificate is redeemed, you will be mailed a copy of Certificate and a refund check will be issued. Redemption interest is calculated from the date of endorsement to 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 \$350.00 deposit for each certificate. Your signature on a request form will also be needed to begin the process. It usually takes between six and eight months for issuance of a Treasurer's Deed, and is sometimes in excess of the \$350.00 deposit.

For further information regarding this matter, you may contact us at (719) 738-1280. Thank you..

HUERFANO COUNTY TREASURER'S OFFICE