

2024 Conejos County Real Estate Tax Lien Sale Information

Important Dates

- Advertised: October 12, 19, & 26, 2024 (Valley Courier)
- Last day to pay to avoid going to sale: November 12, 2024
- Tax Lien Internet Auction: Thursday, November 14, 2024 (8:00 a.m. until 5 p.m.)
- Redemption payments begin: December 2, 2024
- Certificate of Taxes Due are not available 11/11 – 11/22, 2024.
- Registration dates: October 30 – November 13, 2024

Registration

All bidders must register with SRI to participate in the Tax Lien Sale. Once a bidder has registered for the auction, SRI and Conejos County Treasurer will approve the bidder to participate in the auction. Registration will take place October 30 through November 13, 2024. **NO REGISTRATIONS WILL BE ALLOWED AFTER NOVEMBER 13, 2024, AT 12:00 P.M.**

The bidder must fill out the W-9 form online using the secure auction system (name, address, social security or employe ID number) and then electronically sign the form.

Information for registration with SRI can be found on its website:

www.zeusauction.com

Questions regarding the operation of the auction should be addressed to SRI at 1-(800) 800-9588. Bidders are responsible for seeing that the information supplied on all registration forms is legible and correct and that the name supplied on these forms is the same since the certificates of purchase are prepared from this information. Each bidder will bid and purchase in the name listed.

Payment for all winning bids will be made by ACH debit from the bidder's account used in the registration process. This is the only form of payment accepted. The county will initiate the payment of this invoice within twenty-four (24) hours of the closing of the last batch for the total of the amounts purchased through an ACH transaction. It is the bidder's responsibility to make sure that the information entered in the registration process is accurate and that the account used in the registration process is an account that an ACH can be processed from. Non-Payments or payments that are rejected due to lack of funds or other reasons may result in cancellation of the corresponding bid(s) subject to CRS 39-11-116.

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 Conejos County Treasurer may change the method of sale at his discretion prior to the commencement of the sale.

Conejos 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.

Caveat Emptor (Buyer Beware)

It is the buyer's responsibility to know what they are bidding on and that they are purchasing a lien. The item number and total tax lien dollar amount 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 the item has closed.

The certificate of purchase to be issued on a successful bid will be in 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 registration form), and the date of the sale. Certificates will not be issued in a name other than the name or names shown on the registration form. Original certificates of purchase are held in the Conejos County Treasurer's Office. 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 November 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 2023 sale is **15%**.

Prohibited Buyers

No Conejos County Official or employee may purchase a tax lien at this sale. This also applies to the immediate family or any agent of a Conejos County Official or employee.

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 of paying subsequent years' delinquent taxes (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 an application to the Treasurer. Deed application may be made by the certificate holder directly to the Treasurer's Office 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 the interest on the taxes, interest, advertising and legal charges that he paid and subsequent endorsement. Liens may be redeemed at any time prior to the issuance of the Treasurer's Deed. **Premium bids are not returned to the bidder.**

Wrongfully sold lien

If a lien is wrongfully sold Conejos County must pay the Certificate holder the accrued interest. The rate set by CRS 39-12-11 is 8%.

PLEASE NOTE: Specific questions related to the Treasurer's Deed process or further inquiries should be addressed to the Conejos County Treasurer's Office, PO Box 97, Conejos, CO 81129 (719) 376-5919 Thank you.

Mack M. Crowther, Conejos County Treasurer