

**TAX LIEN SALE INFORMATION, RULES AND REGULATIONS
FOR THE ANNUAL WASHINGTON COUNTY TREASURER'S TAX LIEN SALE**

DATE: NOVEMBER 16, 2011 (WEDNESDAY)

PLACE: FORMER DISTRICT COURTROOM, COURTHOUSE
150 ASH AVENUE - 2nd Floor (elevator available for use)
AKRON, COLORADO 80720

TIME: Registration begins 8:00 a.m. – Treasurer's Office, Courthouse
Sale begins 10:00 a.m. – Former District Courtroom 2nd Floor

REGISTRATIONS:

Buyers are responsible to see that information on registration forms is legible and correct, that the name given to the registration clerk is the same as that on the registration form since the Certificates of Purchase and refund checks are prepared from this information. Each bidder will bid in the names on the registration forms held by them.

FORM W-9:

IRS now requires County Treasurers to report, on Form 1099, interest income earned through tax lien investments. W-9 forms are available and should be completed, including your Federal Tax I.D. Number and/or Social Security Number, prior to registration. If W-9 is not on file with the Treasurer's office, the Treasurer will withhold 28% of interest earned at the time the tax lien certificate is redeemed.

PAYMENT:

All bids must be covered by cash, certified checks, bank cashier's checks or personal checks, which have approval by the Treasurer, and due in full on day of the sale.

SALE: All Cell Phones must be set on Vibrate only or turned off. If you need to take a call, please step out!

A currently deleted copy of the newspaper publication will be posted near the entrance to the sale room. This list will be followed in alphabetical order as closely as possible during the sale.

The sale will be conducted as rapidly as possible consistent with the objectives of the sale and fair play to all bidders. As is expected at auctions, premiums are allowed. Rules of other persons and/or counties will not apply in Washington County.

A parcel will be subject to open bidding and the taxes will be sold to that person "who shall further pay the largest amount in cash in excess of said taxes, penalty, interest and costs". Premium bids will be in whole dollar increments for any amount under \$1,000.00 and \$5.00 increments for any amount \$1,000.00 and over.

The auctioning will fairly provide all bidders present and qualified the opportunity to compete in an open bidding procedure. Any parcel not bid on during the sale will be held open for purchase in the Treasurer's Office until the close of business on Monday, December 14th, after which date it will be struck off to the County.

The item number, schedule number, taxpayer name and total dollar amount of each parcel will be read only once by the Treasurer. All successful bids are final. No changes in, or cancellations of, parcels will be made after the parcel has been sold or struck off. A Tax Lien Sale Certificate will be issued to the highest bidder. It is custom that the original certificates are kept in the Treasurer's office in the vault for safekeeping and purchaser is given a copy.

Interest is set, according to Colorado State Law, in September each year. 10% will be paid for the life of the certificates purchased at today's sale. Interest accrues monthly. Premium bids are non-refundable and do not earn interest.

After the purchaser has paid taxes and fees for 3 (three) more years, he may apply for a Treasurer's Deed. The deed fee is approximately \$100 to \$250, depending on the value of the property. The owner has until 10:00 a.m. on the date the property is scheduled to deed to redeem the taxes.