

2019 Real Estate Tax Lien Sale Information for the 2018 delinquent taxes

General Information

The Yuma County Tax Lien Sale is scheduled to be held via the Internet, November 6 & 7, 2019.

The 2019 auction website is www.zeusauction.com.

For support, Call SRI, Inc. at 1-800-800-9588.

Sale Dates

Registration Opens: 8:00 a.m.*, Monday, October 14, 2019

Registration Closes: 5:00 p.m.*, Tuesday, November 5, 2019

Auction Opens: 8:00 a.m.*, Wednesday, November 6, 2019

Auction Closes: 5:00 p.m.*, Thursday, November 7, 2019

*All times are Mountain Time

Delinquent Property Tax List

The delinquent property tax list is advertised in [The Yuma Pioneer and The Wray Gazette](#). In addition, the tax liens available for sale will be listed on the auction web site shown above and on yumacounty.net.

Registration

All potential bidders must register **BEFORE** the auction. Registration will be online at the auction website. Registration includes the completion of an IRS W-9 form. This will be completed electronically through the auction website. Further details of the registration process will be available on the website. We encourage everyone to register in advance of the auction so you have time to do your research.

Premium Bids

The investor offering the highest premium purchases the tax. Premium bids will be in \$1.00 increments. Please note that any premiums will **NOT** be refunded.

Payment Terms

When the auction ends, the high bidders are notified by email. Auction results are also available for anyone to examine for a minimum of five (5) days after the closing. If the high bidder fails to pay according to the terms for each sale, the high bidder will lose their right to the item purchased and will be barred from bidding on this site in all future auctions.

- Payment for all winning bids will be made by ACH from the bidder's account that was used in the registration process. This is the only form of payment accepted.
- The bidder is responsible for ensuring that there are sufficient funds in the account that was used in the registration process.
- The transfer will be initiated as soon as it is practical to do so following the close of the auction.

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.

Any taxes not sold at the auction are held by the county and are normally available for purchase from the Treasurer's office. Follow the links at the top of the page for current figures.

Rate of Return

The interest rate on taxes purchased at the tax lien sale is nine percentage points above the discount rate paid to the Federal Reserve Bank on September 1st. The rate on the certificate will remain the same for the life of that certificate. The rate of return for the certificates sold in 2019 is still to be determined. Interest rates will be posted after September 1, 2019.

Following the Sale

You will receive a listing or copies showing each tax lien you purchased. The original certificates will be held in our office for safekeeping. If the taxes in ensuing years become delinquent, you will be notified in July and given the opportunity to endorse (pay and add) the taxes to the certificates you hold. You will receive the same interest rate on the subsequent taxes as on the original certificate. When tax liens are redeemed, a check will be forwarded to you for the amount of tax purchased plus interest from the month of sale to the month of redemption. You will not be refunded any premiums. The redemption period for real estate taxes is three years from the date of the original tax sale. You will receive a 1099 showing the amount of redemption interest paid to you. A copy is also sent to the IRS.

Colorado State Statutes

Copies of the Colorado State Statutes are available at your local library or on the internet at www.colorado.gov.

Bidder Eligibility and Disclaimer

Unpaid property taxes on real estate are sold at a public tax lien auction each year for the amount of taxes due plus interest and fees. Yuma County's tax lien sale is an open internet auction. Anyone, excepting county employees and their immediate families, may purchase tax liens.

Please note that you are only purchasing a property tax lien. You are not being granted any property rights. There is a three year redemption period for most properties sold at the tax lien sale and during that time, the property still belongs to the assessed owner. Most investors participate in the sale because the interest rates are attractive. Very few property tax liens actually go to deed. The Treasurer of Yuma County makes no assertions or guarantees concerning the properties for which the tax liens are being offered. As with any investment, there is a certain degree of risk involved in purchasing tax liens and potential buyers should consider consulting with a financial advisor before investing.

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2019/ Manufactured Housing Tax Lien Sale Information

DATE AND TIME: The tentative date for the 2019 manufactured housing tax lien sale will be November 7, 2019 at 10:00 a.m.

LOCATION OF SALE: The Yuma County Treasurer's Office, 310 Ash Street, Suite C, Wray, CO 80758.

ADVERTISEMENT OF SALE: The list of delinquent taxes is advertised in The Wray Gazette and The Yuma Pioneer and on this web site.

REGISTRATION: On the day of the sale, all bidders must register in the Treasurer's Office, indicating the name in which certificates are to be issued. We also require a W-9 form showing the social security number of the individual investor or the Employer Identification number of corporations or companies purchasing tax liens. Please try to arrive early enough to get registered before the sale begins.

THE BIDDING PROCESS: You or your agent must be present to participate in the bidding process. Yuma County holds an open auction. Each buyer is issued a number. When the taxes you wish to purchase are auctioned, raise your number. If you wish to bid a premium (an amount over and above the tax amount), clearly call out the amount you bidding. The investor offering the highest premium purchases the tax. Premium bids must be in \$1.00 increments for any taxes under \$1,000.00. Premium bids on taxes \$1,000.00 and over must be in \$5.00 increments. Please note that any premiums you pay will **NOT** be refunded to you.

WHAT YOU ARE PURCHASING: You are only purchasing a property tax lien. You are **NOT** being granted any property rights. There is either a one year or a three year redemption period for most manufactured housing sold at the tax lien sale and during that time, the property still belongs to the assessed owner.

LIENS NOT SOLD AT THE SALE: Any taxes not sold at the sale are held by the county and are normally available for purchase from the treasurer's office.

RATE OF RETURN: The interest rate on taxes purchased at the tax lien sale is nine percentage points above the discount rate paid to the Federal Reserve Bank on September 1st. The rate on you certificate will remain the same for as long as you hold that certificate. The rate of return for certificates sold in 2018 will be determined after September 1, 2019.

AFTER THE SALE: you will receive a printout showing the account numbers and amounts for each tax lien you purchased. The certificates will be held in our office for safekeeping unless otherwise instructed. If the taxes in ensuing years become delinquent, you will be notified in August and given the opportunity to endorse the taxes to the certificates you hold. You will receive the same interest rate on subsequent taxes as on the original certificate. When tax liens are redeemed, a check will be forwarded to you for the amount of tax purchased plus interest accruing from the day of sale to the date of redemption. You will not be refunded any premiums. You will receive a 1099 showing the amount of redemption interest paid to you. A copy is also sent to the IRS.

**YUMA COUNTY TREASURER
TAX LIEN SALE
RULES AND REGULATIONS**

Tax Sale is held each year on any real estate, improvements, severed mineral interests and mobile homes that have not been paid for the tax year we are collecting. We are one year behind in collecting taxes. EXAMPLE: 2018 taxes will be due in 2019 and if not paid by 4:30 p.m. on October 31, 2019 will be sold at tax lien sale.

The tax sale this year is online at www.zeusauction.com beginning on November 6th at 8:00 a.m. and ending on November 7th, 2018 at 5:00 p.m. All times are Mountain Time.

Mobile homes will be sold at 10:00 a.m. on November 7th, 2019 in the Treasurer's office. If you purchase a tax lien you will be asked to provide us with your Social Security number or FEIN. This is required by the Federal Statutes. The information is needed if the property is redeemed and we have to send out a 1099 for interest earned over \$10.00.

The taxes will be sold as they are listed in the newspaper with the exception of what has been paid before the sale. The opening bid is what is quoted in the newspaper. ***Any amount bid over the advertised amount is considered a bonus bid and will not be returned to the bidder if the property is redeemed from the sale.*** Bonus bids go to the General County Fund.

Per Colorado statutes the severed mineral interests are offered to the landowner before the tax lien sale. If the landowner exercises his/her right of first refusal that interest is struck off to the land owner. If the landowner does not pick up the mineral interest they will be sold at the sale. All other mineral interest that have more than one landowner will be offered at the sale.

Three years from the date of the tax sale, if the property owner has not redeemed the tax lien, the certificate holder may request that the Treasurer start processing a Tax Lien Deed. When applying for a deed, you will have to sign a Request for Treasurer's Deed and make a deposit to start the deed process. Deposits run from \$250.00 to \$600.00 depending on the value of the property. Any property valued over \$500.00 must be advertised for three consecutive weeks in the newspaper. Certified mailings are required to all parties on record with an interest in the property.

Upon receiving a Treasurer's Deed, it is strongly recommended that the deed holder obtain a clear title by obtaining a Quiet Title (going to court to secure a clear title) and have the property surveyed. **A Treasurer's Deed is not a warranty deed and may be contested. The original property owner has up to nine years from the date of Treasurer's Deed to redeem the property through the courts if the title has not been quieted.

We will hold the **ORIGINAL CERTIFICATE OF PURCHASE** in the office. If the property is redeemed you will be issued a check for the redemption. The interest paid on the tax lien changes with each sale, but lasts the life of the certificate. Tax lien interest is calculated at 9% above the Federal Discount Rate as of September 1st. The interest rate for the 2018 tax lien sale is not known at this time.