

2025 Real Estate Tax Lien Sale Information for the 2024 Delinquent Taxes

General Information

The Yuma County Tax Lien Sale is scheduled to be held via the Internet, November 18, 2025

The 2024 auction website is www.zeusauction.com.

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

Sale Dates

Registration Opens: 8:00 a.m.*, Friday, October 17th, 2025

Registration Closes: 12:00 p.m.*, Monday, November 17th, 2025

Auction Opens: 8:00 a.m.*, Tuesday, November 18th, 2025

Auction Closes: 8:00 p.m.*, Tuesday November 18th, 2025

*All times are Mountain Time

Delinquent Property Tax List

The delinquent property tax list will advertise in The Yuma Pioneer on October 16th, October 23rd, and October 30th. The list will also be advertised in The Wray Gazette on October 15th. 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 upon redemption of lien.

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 2025 will be 14.00%.

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 August 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.

Information Regarding Future Issuance of Treasurer's Deeds

A recent ruling by the US Supreme Court in *Tyler v. Hennepin County, Minnesota, Et Al.* has resulted in significant changes to the deed process for tax liens in Colorado. Please ensure you are well aware of these changes before bidding on liens. New statutes are available in Colorado Revised Statutes 39-11.5-101 et seq.

Manufactured Housing Tax Lien Sale Information

DATE AND TIME: Due to current legislative changes, there will be no lien sale for Manufactured Homes in 2025 for 2024 taxes