

Lake County, Colorado  
2019 Delinquent Tax List  
Published September 24<sup>th</sup>, October 1<sup>st</sup>, and October 8<sup>th</sup>, 2020  
Tax Lien Sale Notice

**DELINQUENT REAL ESTATE AND SPECIAL ASSESSMENTS**

Payable in 2020

- 1 Interest rate this year is **9%**.
- 2 Registration is between 8:30 and 9:30 a.m. the day of the sale at the Lake County Treasurer's Office, 505 Harrison Avenue. The sale begins at 10:00 a.m. **Wednesday, October 28<sup>th</sup>, 2020.** The sale will take place at the Lake County Court house in court room.
- 3 You must be present to bid. Any schedules for which you receive a Tax Lien Certificate will be in your name as you indicated when you registered. You must be at least 18 years of age to bid.
- 4 Personal checks will be accepted, if approved by your bank. (please provide a current bank letter)
- 5 Bidding amount begins with the total due as published in the newspaper. Any bid above this amount is a premium bid. If the property is redeemed the premium is not returned nor do you receive interest on it.
- 6 Remember – You are **NOT** buying the property or mining claim. You are buying the tax lien against the property. After three years from the date of sale you may apply for a Treasurer's Deed on the property if you continue to endorse the tax lien. The owner has the right to redeem the property up until the issuance of the Deed. **BUYER BEWARE.**
- 7 Your Tax Lien Certificates are valuable documents. We will be holding your Tax Lien Certificates in our office. This will enable us to process your redemptions and to endorse subsequent tax years.
- 8 If a property has not been redeemed within three years from the date of the sale of a tax lien, you may apply for the Treasurer's Deed. At that time, we would require a \$500.00 application fee which is returned to you if the property is redeemed. The Treasurer's Deed process takes about six months. Mobile homes require only one year and a \$200.00 deposit.
- 9 Please contact the Treasurer's Office if you have any questions: Box 276, Leadville, CO 80461: phone (719) 486-4117.
- 10 For additional copies of the tax lien sale publication list, please contact the Lake County Treasurer's Office at the address listed above or come to the office at 505 Harrison Avenue, Leadville, CO 80461.
- 11 If there is a prior year tax amount due and a tax delinquency on the same property, both liens will be sold at the same time. Please read the legal descriptions carefully. Some properties have more than one year of delinquent taxes due. Please note that should you purchase a tax lien with one or more year of taxes due, a treasurer's deed can only be applied for three years from October 30<sup>th</sup>, 2019.
- 12 All county held liens are available for assignment at the Treasurer's Office Monday through Friday between the hours of 8:30 a.m. and 5:00 p.m.; year-round. Public notice is hereby given that I will, according to law, offer at public tax sale at the above time and place, and succeeding

days, the tax liens on the following described real estate, situated in said County, on which taxes and special assessments for the year 2019 which have not been paid.

- 13 If you are the owner and wish to make your taxes current, please call the Treasurer's Office to obtain an accurate amount due. The list below includes a four-dollar certificate fee which would not apply if the property owner makes the payments before the sale.

Taxes, interest and penalties must be paid at the time of sale.

/s/ Padraic D. Smith, Lake County Treasurer and Public Trustee