

# 2023 DELINQUENT REAL PROPERTY TAXES

## TAX LIEN SALE, NOVEMBER 6th, 2024

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PUBLIC NOTICE IS HEREBY GIVEN, that I will, according to law, offer at a public sale at the office of the Treasurer of the County of Dolores and State of Colorado,  
409 N. Main Street  
Dove Creek, Colorado  
on the

6<sup>th</sup> DAY OF NOVEMBER, A.D., 2024

Tax Liens on the following described Real Estate, Mines and Oil, Gas & Other Minerals situate in Dolores County of which taxes for the year 2023 and/or prior years or special assessments which have not been paid, together with interest, advertising, penalties and certificate fees, as provided by law, computed through November, 2023 to wit: Witness my hand and seal at Dove Creek, Colorado on this 2<sup>nd</sup> day of October, 2024.

/s/ TAYLOR L FUNK  
Dolores County Treasurer  
409 N. Main St.  
Dove Creek, CO 81324  
(970) 677-2386

### FOR YOUR INFORMATION

ALL PROPERTY TAXES ARE BILLED FOR THE ENTIRE YEAR, EVEN IF THERE ARE DIFFERENT OWNERS.

TAXES ARE ASSESSED AGAINST THE PROPERTY, NOT THE OWNER.

PROPERTY TAX PAYMENTS MUST BE RECEIVED ON OR BEFORE NOVEMBER 5<sup>th</sup>, 2024, BY 2:00 PM TO AVOID DELINQUENT PROPERTY GOING TO THE TAX LIEN SALE. THE TAX LIEN SALE WILL BE HELD ON NOVEMBER 6, 2024. IF THE PROPERTY GOES THROUGH THE TAX LIEN SALE, YOU WILL BE REQUIRED TO PAY INTEREST AT THE RATE OF 15 PERCENT (15%) PER ANNUM. REDEMPTION OF THESE TAXES MUST OCCUR WITHIN THREE (3) YEARS OR A TREASURER'S DEED MAY BE ISSUED TO THE HOLDER OF THE TAX LIEN CERTIFICATE.

## TAX LIEN SALE INFORMATION

### GENERAL INFORMATION

**It must be understood that the sale and purchase of a tax lien does not convey the right of possession, use, improvement, or access to said property.**

**Premium bids are never reimbursed in redemptions. All premium bids are made at the investors expense. Premiums are not refunded and earn no interest.**

Each buyer is required to register in the way the tax certificate is to be issued with name, address, and telephone number.

Each parcel is subject to general bidding and the tax lien will be sold to the buyer who shall further pay the largest amount in excess of said taxes, penalty interest, advertising, and other charges.

A certificate of purchase will be issued for each tax lien. 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. Certificates of Purchase will expire after fifteen (15) years according to C.R.S. 39-11-148. Certificates can be redeemed at a time prior to the issuance of a Treasurer's Deed.

In the event the lien remains unredeemed, the certificate holder has the right to pay subsequent years delinquent taxes. These payments are referred to as endorsements and occur in August of each year.

### **BUYER BEWARE**

**All tax line sales are offered with a "BUYER BEWARE" warning. It is the buyer's responsibility to know the quality and desirability of the property on which they are paying taxes and receiving a tax lien. Bidders must rely entirely on their own information, judgement, and inspection of the property records.**

### **PROHIBITED BUYERS**

No Dolores County official or employee may purchase a tax lien at this sale as per the Declaration of Statutory Compliance. This also applies to the immediate family or any agent of a Dolores County Official or employee.