TAX SALE INFORMATION

1. Costilla County tax sale will be held in November in the complex conference room.
2. Costilla County employees & employee's immediate family members cannot purchase tax liens. A purchaser cannot purchase liens for county employees.
3. The sale will be advertised late October or early November in the local newspaper. Date and time will be published then.
4. You can register prior to the sale. You can mail or call in and register by completing a W-9 form. We will need the name(s) as you would like them to appear on your certificates, address, phone# & SS#. You will be given a buyer #. If you have previously purchased certificates in this county you will use the same buyer number, no need to register.
5. Payment must be made by cashier's checks, traveler's checks, cash and credit cards w/a $2.5% service fee. There is not a deposit required. All sales are final—no refunds. Payment must be made immediately after purchases. If payment is not made, you may be banned from future tax sales.
6. It is an open bid process.
7. Tax lien certificates are issued, placing a tax lien on the property.
8. Premium bids are at investor's expense, are not included in interest calculations & are not recovered when tax lien is redeemed.
9. Any time after 3 years from the sale date, you may surrender your tax lien certificate(s) together with the required deposit. The procedure for a treasurer's deed will be started in the order rec'd. Costilla County has an overwhelming amount of treasurer's deeds to work on & we ask that you be patient through this process. A deed fee, recording fee, any add 'l taxes due & postage will be collected at the time of issuance.
10. If the owner has not paid taxes for the current year you can endorse (pay) the sub tax on your certificate each year <u>after</u> August 1st. Sub taxes <u>CANNOT</u> be paid online. Please take care of your investment by paying the sub taxes each year for 3 years.
11. We will hold your certificates in house for safe keeping. Interest will be paid to the date of redemption at the end of every month. This is your investment & you are responsible for your certificates (if not kept in-house). We do not handle any of your book-keeping on your certificates. <u>Original</u> tax lien certificates are required to endorse & when surrendering for treasurer's deed. Please keep in safekeeping as they are negotiable instruments & losing them will be costly.
12. Tax liens not purchased by individuals at the sale are stricken off to the county. You may have county cert(s) assigned to you, provided there is not a problem with the description. Assignments are on a 1st come 1st serve basis. You may contact our office for assignments or visit website www.costillacounty-co.gov. Buyers must be present to bid at the sale or have a representative. Assignments can be handled by mail. Certified funds or credit card (2.5% service fee) required for assignments.
13. It is the purchaser's responsibility to determine the status of any tax lien property. <u>Any purchase of a tax lien is done at the purchaser's own risk</u>. It could result in a loss of interest. Potential purchasers are encouraged to research the status of the land it may or may not be suitable for development due to zoning restrictions. A treasurer's deed is not marketable title for 9 years; therefore a quiet title is required to own the property free & clear.
14. A list of tax liens going to sale can be obtained by calling Treasurer's Office. It can also be found on website.
15. Costilla County Treasurer's Office 719-937-7672 phone 888-828-0109 fax, treasurer@costillacounty.net