

Tax Lien Sale Information Sheet

The tax lien sale will be held at the South Park High School Cafetorium in Fairplay.

You must be present to bid. The tax lien sale is, by law, a public auction. A bidder number will be assigned to each bidder. The bidder must complete a registration card and a W-9 form prior to his or her bidding at the sale. No one under the age of 18 may be a bidder. Owners/lienors may not bid on a property that they have an interest in.

Bidding will begin with the amount of taxes, interest, advertising and fees given in the publication of sale. Any bid over the amount listed in the publication is considered to be a PREMIUM BID. This amount is not returned if the tax lien is redeemed, nor do you receive any interest on the premium bid. For these reasons, please be careful in bidding.

Bidders must pay for all tax lien certificates at the County Treasurers office the day of the sale. We will accept personal checks but if a check is returned there will be no attempt to collect the funds. The certificates will be struck off to the county and will be made available to anyone offering the total amount due.

YOU ARE NOT BUYING THE PROPERTY! This is merely a lien against the property. The owner of the property has the right to redeem the certificate until the day a Treasurer's Deed is issued. We will hold your tax lien Certificate of Purchase in our office for redemption and to endorse subsequent taxes.

ADDRESS CHANGES AND ASSIGNMENTS

It is the responsibility of the certificate holder to notify the Treasurer's Office of any address changes and/or assignments.

SUBSEQUENT TAX PAYMENTS

Subsequent tax payments are permissive and not mandatory. We are NOT required by law to mail tax notices to certificate holders. However, when possible we will provide this service. These will be mailed in August of each year. These notices will include current year taxes, interest, and endorsement fees. **WE MUST HAVE THE ORIGINAL CERTIFICATE** in order to properly endorse your subsequent tax payments. If we are not holding your certificates in our office, they should be sent Certified Mail or delivered in person.

DEEDING PROCESS

If the property lien has not been redeemed three years from the DATE OF SALE, the certificate holder may apply for a Treasurer's Deed to the property. You may apply for a Treasurer's Deed even if the owner of the property has paid the subsequent taxes. We request a deposit of \$500.00, the completed application for Deed and your **ORIGINAL CERTIFICATE OF PURCHASE** to start the deeding process. All subsequent tax liens must be redeemed at the time of deed application.