

**Bidding Policy for TREASURER'S DEED AUCTION
AUCTIONS HELD MONTHLY**

Prepare in Advance:

As with the original tax lien sale, this auction is Buyer Beware and it is your responsibility to have done your own research before bidding at this public auction.

The Treasurer cannot and does not guarantee that the tax lien certificate is a first lien – it could be a second or third lien. The Treasurer does not know the condition of the property.

The Treasurer can provide proof of payment of property taxes.

The Treasurer does not know if there are any other liens against the property. If you do not know how to check the “condition of title” or the “chain of title” to the property, you may wish to hire someone to do the research for you.

You can obtain the **Tax Lien Sale Certificate of Purchase** number by looking it up at our website.

Treasurer's Deed Applications.

The week before the auction, the Treasurer's minimum bid will be posted in our office and online on Tuesday by approximately 2:00 p.m. the week before along with a listing of properties scheduled to go to sale the following week (Wednesday). The bids are public information and you may search our Treasurer auction for sale information and to see the opening bid amount.

Be advised: The Treasurer, may pull or continue a property from the sale list at any time up until the sale begins Wednesday morning.

Check in on sale day:

The Clear Creek County Treasurer holds A **Public Auction of a Certificate of Option for Treasurer's Deed on the first possible auction date (unless it has been continued)** promptly at 10:00 a.m. or as scheduled based upon the statutory scheduled date of the case. (Holidays and Courthouse hours may alter this schedule)

PUBLIC AUCTION is held at the Clear Creek County Treasurer & Public Trustee's Office, in the Clear Creek County Courthouse, 405 Argentine Street, Georgetown, Colorado 80444.

If you intend to bid on a **Certificate of Option for Treasurer's Deed**, you should arrive at the office early enough to complete a **Bidder Registration Form** before 9:45 a.m. This information will be used for the **Tax Lien Sale Certificate of Purchase**, please be sure it is accurate and legible.

Those interested in bidding must personally attend the sale. We do not take over-bids by phone, fax or e-mail. If you are appearing at the sale to bid on behalf of someone other than yourself or another entity that you do not own or control, written authorization will be required by a **letter of agency** with signatures of authority notarized pursuant to CRS 15-14-607, and **verbally state** that your bid is being entered on behalf of that other person or entity at the time the bid is made.

Bidding at the sale proceeds in increments of \$5.00 – if the Treasurer has submitted a bid for \$5,000.00, for example, you must bid at least \$5,005.00 in order to be the successful bidder.

It is illegal for any person to contract, combine, or conspire with any person to rig any bid, or any aspect of the bidding process, in any way related to the provision of any commodity or service. CRS 6-4-06. This includes but is not limited to:

- Arranging with others to take turns bidding
- Agreeing to not bid
- Asking someone to not bid
- Suppressing bidding in any way
- Agreeing to withdraw bids after the sale is closed
- Attempt to collude to influence the outcome of the auction

There are civil and criminal penalties and fines for such activities and we will prosecute.

You will also be required to have sufficient certified funds in the form of a **bank cashier's check** with you presented at registration to bid on the **Certificate of Option for Treasurer's Deed**. Payment of successful bid amounts must be made in the form of a **certified bank cashier's check or Cash**.

Bank Cashier's Checks must be payable only to the "Clear Creek County Treasurer".

We will not and cannot accept third party checks. The Treasurer will strike and sell the **Certificate of Option for Treasurer's Deed** to the successful bidder after bidding has ceased and funds have been provided.

Pursuant to laws in effect on July 01, 2024 for cases started after that date, the successful bidder will not get an **original Certificate of Option for Treasurer's Deed** at the time of sale. Successful bidders will be provided with a **Receipt** from the Treasurer after the sale is completed. **Certificate of Option for Treasurer's Deed** will be issued in the name and address of the successful bidder as shown on your Bidder Registration Form and recorded (within 5 business days) by the Treasurer's office and retained in the office records. **As the grantee named in the Certificate of Option for Treasurer's Deed, you do not have immediate right of access to the property. A Certificate of Option for Treasurer's Deed does not transfer title to you nor give you the right to enter on the property or it will be construed as trespassing, it merely evidences your investment made at the time of sale.**

A Treasurer's Deed will be recorded to the lawful holder on the 10th business day if there are no Redemptions. Remember, our offices are closed Fridays and legal holidays.

Redemption per CRS 39-11.5-111 of the certificate of purchase by a lawful holder - requirements for redemption. A lawful holder is entitled to redeem the certificate of purchase if the following requirements are met to the satisfaction of the treasurer: the lawful holder has, within eight business days after the public auction, filed a notice with the treasurer of the lawful holder's intent to redeem; the lawful holder has attached to the notice of intent to redeem the original certificate of purchase and any assignment of the certificate of purchase to the lawful holder, or certified copies thereof. If the original certificate of purchase is delivered to the treasurer, the treasurer shall return the certificate of purchase to the lawful holder and retain a copy. The lawful holder has attached to the notice of intent to redeem a signed and properly acknowledged statement of the lawful holder setting forth the amount required to redeem the certificate of purchase, including per diem interest, through the end of the nineteenth business day after the public auction with the same specificity and itemization as required in section CRS 38-38-106.

Clear Creek County Treasurer does not render legal advice. Please consult an attorney with any matters pertaining to purchasing a property through the treasurer's deed process.