

# Crowley County Online Tax Sale

## Provided by GovEase

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### Training

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### Auction Date

**Wednesday, November 13th at  
10:00 AM Mountain Time**

### Overview

We are excited to announce that the Crowley County tax sale will be held online. GovEase will be handling payments for the sale. Registration will begin on October 16th, 2024. Pre bidding will open November 12th at 10:00 AM Mountain Time. Please view the registration page for details.

You can create an account and register by visiting [www.govease.com](https://www.govease.com)

### Online Auction Benefits

- Access the auction from any device (phone, tablet, or computer)
- Bidder dashboard tracks activity and purchases in real-time
- Enter max bids ahead of time to streamline the bidding process

### Contact Us

Email: [support@govease.com](mailto:support@govease.com)  
Call: (769) 208-5050 ext. 2

Holly McCuiston – Crowley County Treasurer/Public Trustee  
Bernadette Gump – Deputy Treasurer  
631 Main, Suite 101  
Ordway, CO 81063  
Phone (719) 267-5232 and (719) 267-5227

Welcome to the 2024 Tax Sale for Tax Year 2023  
Bidding Rules for Crowley County Tax Lien Sale

Interest Rate for Tax Lien Sale will be 15%

Procedures:

Sales will be listed on [www.govease.com/auctions](http://www.govease.com/auctions) under Colorado-Crowley County. The opening bid will be listed. Then the bidding will proceed in premium bids. The minimum bid increments will be \$1.00 for all items. (Note: Premium bids are at the investor's expense, do not accrue interest and are not refundable when the tax lien is redeemed.)

If no bid is received at the end of the tax lien sale, the schedule will be offered at a later date within 10 days of the end of sale. If no bids are received after the 2<sup>nd</sup> offering, the tax lien will be struck off to the County. Such liens are available for purchase starting the day after the 2<sup>nd</sup> sale and continuing for one week after.

Disclaimers:

**THE TAX LIEN SALE IS A BUYER BEWARE SALE. ALL SALES ARE FINAL.** It is the purchaser's responsibility to determine the status of any property offered at tax lien sale. Purchase of a tax lien is done at the purchaser's own risk.

Purchase of a tax lien should be considered, first and foremost, as a loan to the property owner at the specified annual rate of interest with the property as collateral for the loan. All redemptions must be made through the Treasurer's Office. It is not within the investor's rights to contact the property owner regarding the tax lien or to encourage the property owner to pay the tax lien investor directly.

The treasurer has attempted to exclude items from sale where they are protected under the Bankruptcy Code. If a lien is wrongfully sold and the County must redeem as "Sold in Error", the redemption interest will be calculated as set forth in CRS 39-12-111.

We cannot guarantee a property to be buildable or desirable. We may not know if the land has a Conservation Easement involved or the ramifications if there is one. Occasionally we have taxes that are "improvements only on leased land" and that situation could be risky also.

The Towns of Crowley County will certify special assessments (weed & water) that will be added to the 2024 Taxes on some schedules – that information will be received in our office by December 15<sup>th</sup>.

Tax liens expire after 15 years from the date of sale. It is the investor's responsibility to exercise their right to a deed if so desired. You will not receive notice from the Treasurer's office that your tax lien is about to expire.

The tax lien certificate to be issued on successful bid will be in the statutory form, showing lawful rates of interest for four years. The holder of a tax lien certificate will pay the year of purchase, and three following years, before application and issuance of a Treasurer's Deed. Certificates will not be issued in the name other than the name or names on the registration. There is a \$4.00 charge for the certificate of purchase. All certificates **must** be endorsed (paid) each August until redeemed or deeded. There is a \$5.00 endorsement fee per certificate. We prefer safe keeping the certificate in our office (copies are available upon request). If certificate is kept by owner and lost, there is a \$25.00 replacement fee.

As a bidder at the Crowley County Tax Lien Sale, to be held November 13, 2024, I hereby certify that I am not a Crowley County official or Employee, and that I am not acting in behalf of any County Official or Employee or any member of his/her immediate family, nor am I an immediate family member of any Crowley County Official or Employee per Colorado Revised Statutes 39-11-151.

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Bidder signature

\_\_\_\_\_

Date

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Printed Name