

JACKSON COUNTY

Tax Lien Public Auction Procedures and Policies

Notice of Application for a Public Auction of a Certificate of Option for Treasurer's Deed and Auction Continuances shall be posted on the [Jackson County website](https://jacksoncounty.colorado.gov/) at <https://jacksoncounty.colorado.gov/> under Public Notices. Legal Publications shall be published three consecutive Thursdays in the Jackson County Star.

Treasurer's Deed Live Auction is 1:30 p.m. on the first possible Wednesday auction date unless continued. It will be held in the Treasurer's office, 396 LaFever Street, Walden, CO 80480.

Upon the conclusion of the successful sale, the winning bidder hereinafter referred to as "Purchaser" shall remit payment in Certified Funds by 4:30 p.m. of the sale date.

The Certificate of Option for Treasurer's Deed shall be retained in the Jackson County Clerk and Recorder's records.

The Purchaser of the Certificate of Option for Treasurer's Deed shall be entitled to a Treasurer's Deed for said property at the end of the redemption period allowed by law to the lawful holder, and other persons entitled to redeem.

Similar to a Tax Lien, the Legal Owner is the Assessed Property Owner. The Certificate of Option does not entitle the Purchaser the right to secure, maintain or enter upon the property and such action could be construed as trespassing. Expenses incurred by Purchaser before Treasurer's Deed is issued is their responsibility. The Purchaser is entitled to the Treasurer's Deed at the end of the redemption period. Until that time, the Assessed Owner is the legal owner.

NO personal checks – Cashier's Checks Only

Ekho Wyatt, Jackson County Treasurer