

Amy McKinley
Alamosa County Treasurer
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Alamosa, CO 81101
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Treasurer's Deed Auction Policies and Procedures

Notice: Similar to a tax lien, the legal owner of the property remains the assessed property owner. The Certificate of Purchase does not grant the purchaser any right to secure, maintain, or enter the property. Any such actions may constitute trespassing.

The purchaser's entitlement to the Treasurer's Deed arises only upon the expiration of the redemption period. Until that time, the assessed owner retains their status as the legal owner of the property. Upon issuance and recording of the Treasurer's Deed, the Assessor's records will be updated to designate the new Owner of Record accordingly.

1. Please perform your research and due diligence prior to bidding on properties. The Treasurer makes no warranties, expressed or implied concerning properties offered for sale and all sales are final.
2. The Treasurer, including all office employees, cannot give legal advice. Please consult your legal advisor for clarification of your rights, the rights of the homeowner and lien holder's rights.

Bidding and Bid Forms

1. Complete the most up-to-date Bid forms available through our vendors for the auction, GovEase.
2. The minimum bid increase is \$1.00.
3. Any questions regarding the auction process should be directed to GovEase. Please see their information on their website; <https://liveauctions.govease.com>

Payments to the County Treasurer

1. Successful bidders: all winning bid funds will be distributed from GovEase to the Alamosa County Treasurer.
2. Any discrepancies with payment through GovEase can/will ban investors from future auctions for up to five years.
3. Unsuccessful bidders will be refunded through GovEase.

Winning Bidders

1. If an Intent to Redeem by the Lawful Holder is filed (within 8 business days following the auction), the highest bidder will be contacted for a signed and notarized redemption statement that must comply with the Colorado State Statutes.

2. WIRE FEES WILL NOT BE AN ACCEPTABLE CHARGE FROM THE PURCHASER, AS THEY COMMENCE PRIOR TO THE AUCTION.
3. The lawful holder is not eligible for overbids.
4. A Lienor may be entitled to receive payment of a portion of the overbid amount.
5. Recorded copies of the COP can be purchased from the Alamosa County Clerk and Recorder. Unofficial copies are available at the Treasurer's Office.
6. A Treasurer's Deed is issued pursuant to State Law after all redemption periods expire.
7. As the COP holder, you DO NOT have title to the property, and you have no right of access to the property unless and until a Treasurer's Deed is issued.