



Investing In Tax Lien Certificates

Treasurer's Duties

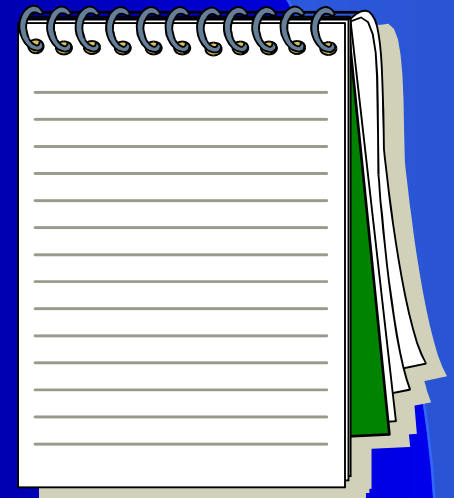
- The Treasurer's duties are to collect taxes,

invest funds, disburse to districts, and active taxing districts as well as the

county banker. county depend on 100% collection each year to help us meet that goal.

The Process

- **Understand tax liens**
- **Research properties**
- **Register as a buyer**



**If it sounds too good to be
true it usually is!**

Tax liens can be a good investment.

This presentation is designed to acquaint you with how the process works in Colorado and help you make an intelligent decision by investigating before you invest.

Tax Liens

- **What are they?**

They are a lien placed against real property for the amount of unpaid taxes.

- **Is this a way to acquire real estate?**

No. We do issue roughly 40 deeds each year, but a deed on improved property is extremely rare.

- **Is this a way to get rich quick?**

No. Be careful of misleading information.



Why Would Someone Let Property Go To Tax Sale?

- **Land Developers use it as a line of credit**
- **Undesirable property that people don't want to retain**
- **Miscommunication on who is to pay the taxes**
- **Inability to pay the taxes**



Property Tax Timeline

Taxes are collected in arrears

- **January** - All property owners are sent a statement of taxes due.
- **July** - All delinquent properties are sent a delinquent tax statement.
- **September-October** - All delinquent real
- **Prior to the second Monday in December** - All properties are advertised in a local paper for delinquent real

Tax Sale Certificates

<u>Tax Sale</u> <u>Year</u>	<u>Certificates</u> <u>Sold</u>	<u>Struck to</u> <u>Jeffco</u>	<u>Dollars Sold</u>	<u>Premium</u> <u>Percentage</u>	<u>Coupon</u> <u>Rate</u>
2001	2256	145	\$3,908,083	3.07%	12%
2002	1866	55	\$3,584,741	2.53%	10%
2003	2183	59	\$4,286,728	4.60%	11%
2004	2444	148	\$4,454,845	5.09%	12%
2005	2270	74	\$4,581,439	6.58%	14%
2006	2641	138	\$6,314,501	7.11%	15%
2007	2212	124	\$5,606,304	6.68%	15%
2008	2019	93	\$5,545,198	3.37%	11%
2009	1750	305	\$6,586,166	1.44%	10%

Premiums

A Premium is the amount bid at the sale which is money paid over and above the amount of the tax lien amount.

This amount is not returned nor does this amount earn any interest.

Premiums - How much to bid?

Calculate the premium that you are

comfortable with (in dollars) before the

sale. - "Know when to say when."

Return on a \$1,000 Tax Lien

Based on a
10% yearly
coupon rate

Redemption (Maturity)

Premium

1 Month

6 Months

1 Year

7%-\$70

(\$62)

(\$20)

\$30

5%-\$50

(\$42)

\$0

\$50

3%-\$30

(\$22)

\$20

\$70

Rate of Redemption for certificates sold at tax sale

1 Month	7%
3 Months	22%
6 Months	38%
12 Months	64%
24 Months	80%
36 Months	90%
48 Months	96%

As you can see, after 12 months almost two-thirds of the certificates are typically redeemed.

It is also important to note that 1 in 5 of the certificates are redeemed after just 3 months. Depending on your bid, you could have LOST money!

Redeeming Certificates

How are certificates redeemed?

The property owner or agent pays the delinquent back taxes and interest due to the Treasurer.

The tax lien certificate may be redeemed at any time until a Treasurer's deed is issued.

Rate and Return

How is the interest rate determined?

- It is 9 percentage points above the discount rate on September 1st (0.5%), rounded to the nearest full percent, bringing the rate to 10% for this year.

Is it constant?

- Yes, through the life of the tax lien certificate.

Difference between rate and yield

- Yield is the total amount of true profit.

Resulting in a 5.0% Yield →

\$100.00 1 yr. of 10% interest
- \$50.00 Premium

= \$50 Net Amount Earned

Example

Investment Examples

(Examples are based on a 10% yearly coupon rate and \$1,000 tax lien)

October 25, 2010
You **buy the tax lien** at the sale and pay a 5% premium, so you invest \$1,050.00.

November 10, 2010
The property owner pays the taxes and 2 months interest for a total of \$1,016.

The **Treasurer's office pays you the funds received.**
You **lost \$34** on your investment in 2 weeks.

In this first example, you can see that it is possible to actually lose money if a property owner redeems the tax lien certificate before enough time has passed to recoup the cost of the premium paid for the certificate.



Investment Examples

October 25, 2010

You buy the tax lien at the sale and pay a 5% premium, so you invest \$1050.00.

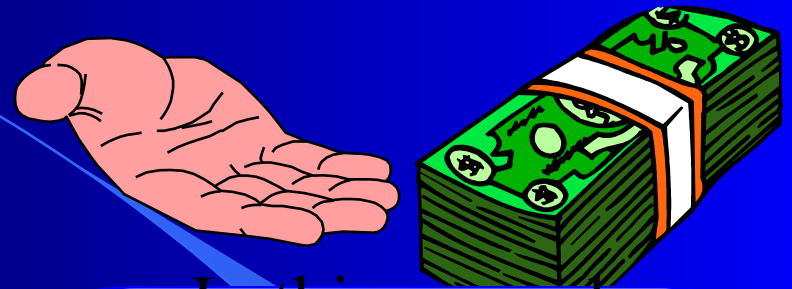
August 2, 2011

The taxes remain unpaid and you endorse (pay the amount due for the second year.) You now have a total of \$2,050.00 invested.

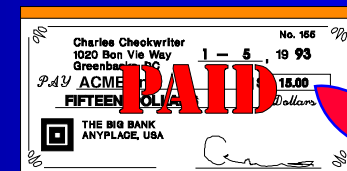
September 12, 2011

The property owner pays the taxes & 10% interest for the first year and 1.67% for the second, for a total of \$2,116.66.

The Treasurer's office pays you the funds received. You made a profit of \$66.66.



In this second example, a profit is earned on a typical transaction



Endorsements

An Endorsement is the option extended to the previous year tax lien certificate holder to buy the current year lien on the same property prior to the tax lien sale, without paying a premium.

Advantage of endorsements

- There is no need to pay a premium.
- Draws interest from endorsement date
- If discount rate drops, endorsing locks in rather than from tax sale in October.

Deeding

When to apply

A Treasurer's Deed cannot be issued until after a minimum of three years from the date of the original tax sale.

Often, lien holders will apply for the deed in August (prior to the three year point at the end of October) when they endorse the third year.

The deed process takes a minimum of 6 months.

Deeding

Applying for a Treasurer's Deed

- Pay application fees in the Treasurer's office.
- Complete Deed application.
- Complete Application addendum.

Costs associated with deeds

Deed Costs - \$500 - Any remaining balance (usually small) is refunded.

Included in the \$500 Deed Cost:

Treasurer's fee of \$35, Notice to parties and

O & E - "Owners & Encumbrances" (reports to follow chain of title)

Deeding

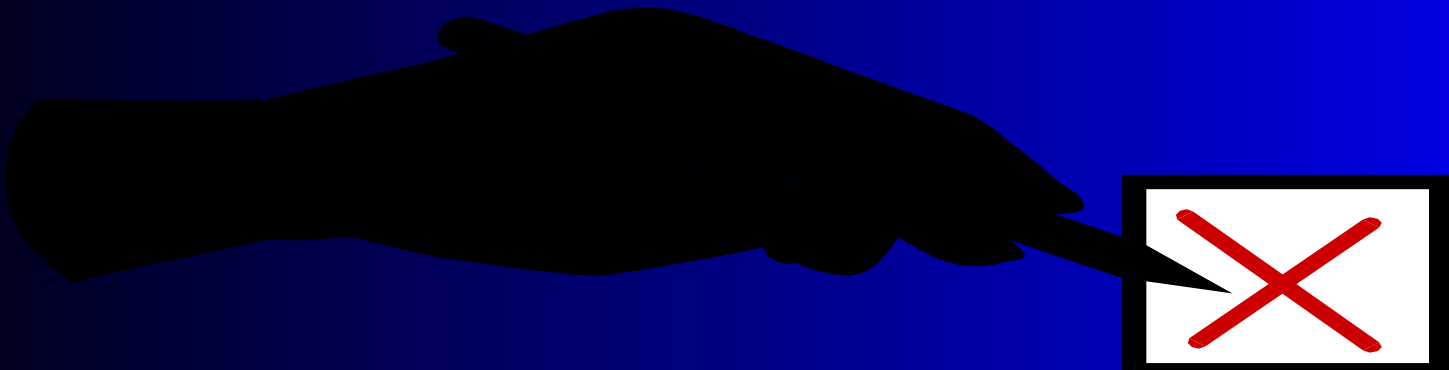
Possible Additional Costs with Deeds

- **Costs not included that could be incurred to obtain a good title**

Survey

Quiet Title - Going to court to secure a clear title

- **A Treasurer's deed is not a warranty deed and could be contested**



Deeding

Priority of the Treasurer's Deeds

A Treasurer's deed is superior to all other encumbrances such as:

- Mortgage Lenders
- Judgment Creditors
- Mechanic Liens

Tax Lien Certificate Lien Holder Standings

See the letter "Priority of Tax Liens" on the next slide.

Priority of Tax Liens

Tax liens take a superior position to all other encumbrances on real property. Other encumbrances are prioritized by the recorded filing date. Judgement liens, mechanic liens and other liens that have been placed on the property may have redemption rights, which can be exercised to protect their interest.

We are often asked what is the standing of a lien holder who does not endorse their certificate when a subsequent lien holder applies for a Treasurer's deed. The simplest answer is that at any time until the deed is issued, the holder of the oldest Tax Lien certificate has the option of paying the subsequent tax lien holder in full for his/her taxes, and all expenses incurred and may apply for a Treasurer's deed in their name. It will require a new deed application and additional processing fees will be incurred. The senior lien holder may also elect to do nothing, in which case his/her lien will become null and void. This often happens when an investor decides to cut their losses, rather than continuing to advance money on an uncertain investment.

If a mortgage lender is involved, they also have full redemption rights, and should they elect to exercise those rights, they may pay the certificate holder who is applying for the deed. They may also pay the oldest certificate holder at their option. Keep in mind there is no mandatory requirement for the mortgage company to exercise their right to redeem. Should they elect to pay only the certificate holder who is applying for the treasurer's deed, the senior certificate holder would still have a valid lien.

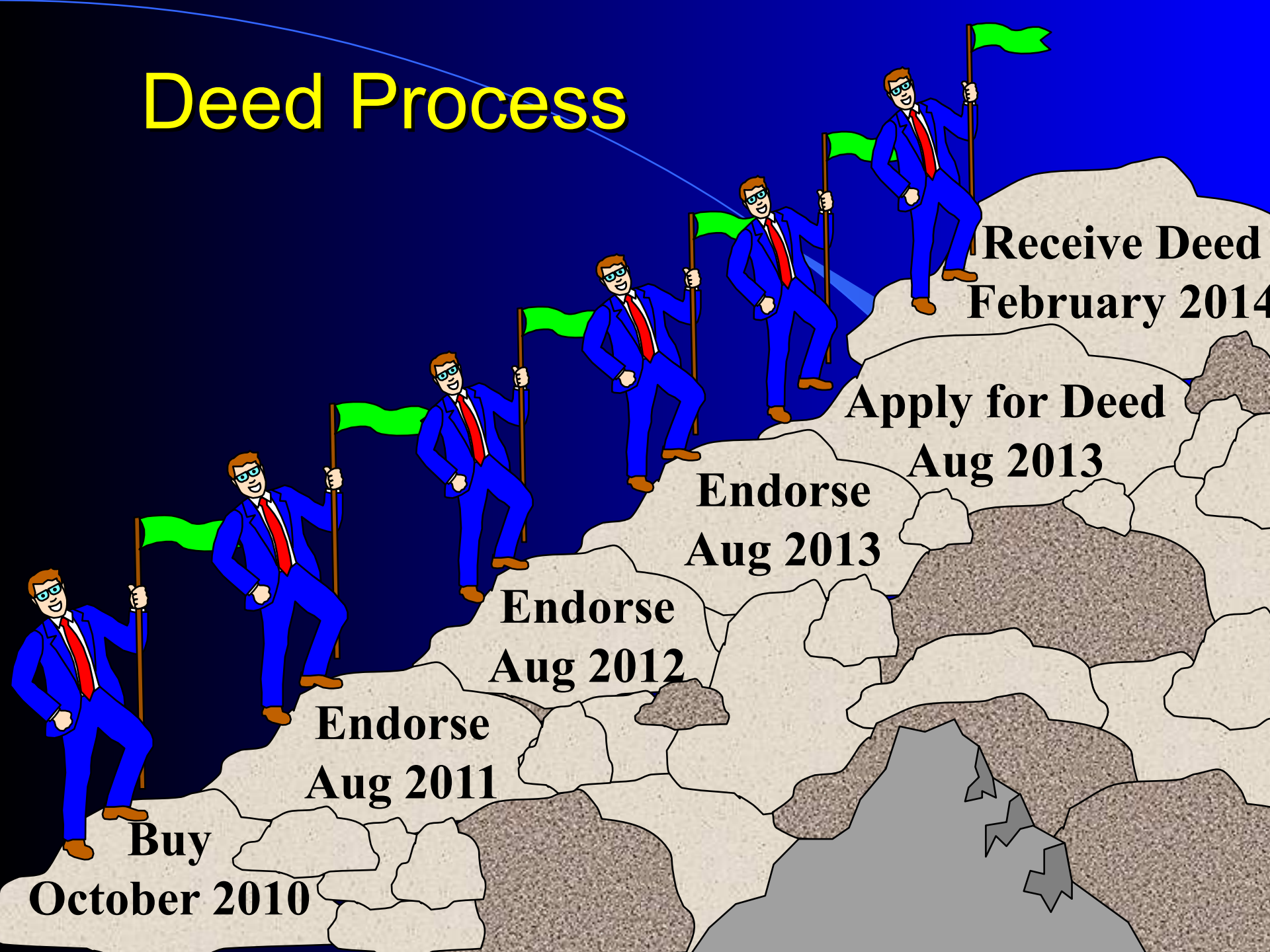
Subsequent mortgage holders have redemption rights determined by the filing dates on their deeds. The owner of record also has full redemption rights until the Treasurer's deed is issued.

Treasurer's deeds can be challenged in court and it is normally a good idea to file a quiet title suit, if you intend to build or sell the property. You may also want to obtain a survey to avoid any boundary disputes, particularly on mountain property or any property that has building improvements.

This is very general information. Each certificate may have unique problems, and it is recommended that you consult with your own attorney for any specific problems.

Here is a visual example...

Deed Process



**Buy
October 2010**

**Endorse
Aug 2011**

**Endorse
Aug 2012**

**Endorse
Aug 2013**

**Apply for Deed
Aug 2013**

**Receive Deed
February 2014**

Treasurer Deeds Issued

January 2008 - December 2008

<u>Certificate</u> <u>Year</u>	<u>Certificate</u> <u>Number</u>	<u>Date</u> <u>Deeded</u>	<u>Schedule</u> <u>Number</u>	<u>Assessed</u> <u>Land Value</u>	<u>Improvement</u> <u>Value</u>
2001	937	06-04-08	049955	2,400	0
2001	948	04-10-08	048029	1,310	0
2001	952	06-04-08	045908	1,270	0
2001	913	05-29-08	040196	2,580	0
2002	1185	07-31-08	044713	6,500	0
2002	864	05-29-08	130757	5,880	0
2002	460	11-13-08	027250	770	0
2003	1479	07-10-08	434117	200	0
2003	1475	07-10-08	404944	200	0
2003	117	02-20-08	405581	870	0
2003	108	10-16-08	206074	200	0
2003	107	12-10-08	206073	200	0
2003	83	02-21-08	199639	200	0
2003	46	02-06-08	085394	200	0

Investigate the Property before endorsing the Tax Lien!



Property Information

- **Tax Lien Booklet**

- **Web Site**

<http://jeffco.us/treasurer>

<http://jeffco.us/assessor>

- **Assessor's Office**

- **Public Terminals**
County Libraries



PRACTICE LOCATING A PROPERTY

TOWNSHIP	RANGE	SECTION	STREETS												ADDRESS									
			32400	29200	26000	WETTER HORN	OLYMPUS ST.	GORE ST. 1960	YANKEE ST. 18	QUAKER ST. 17	INDIANA ST. 14	ALKIRE ST. 132	SIMMS ST. 116	KIPLING ST. 10		CARR ST. 8400	PIERCE ST. 680	SHERIDAN BLV						
13 N	71 W	33	1	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	W. 120TH AV. 12000		
			12	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	W. 112TH AV. 11200		
			13	18	17	16	15	14	13	18	17	16	15	14	13	18	17	16	15	14	13	18	W. 104TH AV. 10400	
			24	19	20	21	22	23	24	19	20	21	22	23	24	19	20	21	22	23	24	19	W. 96TH AV. 9600	
			25	30	29	28	27	26	25	30	29	28	27	26	25	30	29	28	27	26	25	30	29	W. 88TH AV. 8800
			36	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36	31	32	W. 80TH AV. 8000
13 N	71 W	33	1	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	W. 72ND AV 7200		
			12	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	7	W. 64TH AV. 6400	
			13	18	17	16	15	14	13	18	17	16	15	14	13	18	17	16	15	14	13	18	W. 56TH AV. 5600	
			24	19	20	21	22	23	24	19	20	21	22	23	24	19	20	21	22	23	24	19	W. 48TH AV. 4800	
			25	30	29	28	27	26	25	30	29	28	27	26	25	30	29	28	27	26	25	30	29	W. 38TH AV. 3800
			36	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36	31	32	W. 30TH AV. 3000
13 N	71 W	33	1	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	W. 22ND AV 2200		
			12	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	7	W. 14TH AV. 1400	
			13	18	17	16	15	14	13	18	17	16	15	14	13	18	17	16	15	14	13	18	W. 6TH AV. 600	
			24	19	20	21	22	23	24	19	20	21	22	23	24	19	20	21	22	23	24	19	MISSISSIPPI AV. 1100 S	
			25	30	29	28	27	26	25	30	29	28	27	26	25	30	29	28	27	26	25	30	29	JEWELL AV. 1900 S
			36	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36	31	32	YALE AV. 1000 S
13 N	71 W	33	1	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	W. 3500 S		
			12	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	7	W. 3000 S	
			13	18	17	16	15	14	13	18	17	16	15	14	13	18	17	16	15	14	13	18	W. 2500 S	
			24	19	20	21	22	23	24	19	20	21	22	23	24	19	20	21	22	23	24	19	W. 1900 S	
13 N	71 W	33	25	30	29	28	27	26	25	30	29	28	27	26	25	30	29	28	27	26	25	W. 1500 S		
			36	31	32	33	34	35	36	31	32	33	34	35	36	31	32	33	34	35	36	W. 1000 S		
			1	6	5	4	3	2	1	6	5	4	3	2	1	6	5	4	3	2	1	6	W. 500 S	
			12	7	8	9	10	11	12	7	8	9	10	11	12	7	8	9	10	11	12	7	W. 0 S	

NW
33

OWNER OF RECORD

SEC

TWN

RNG

QTR

197649

VACANT LAND

TOWNSHIP

PUBLIC JOHN

33

04

71

NW

Tax Booklet Legend

***-indicates schedule changed during current year**

A-indicates abatement applied or corrected tax amount

E-indicates exempt property

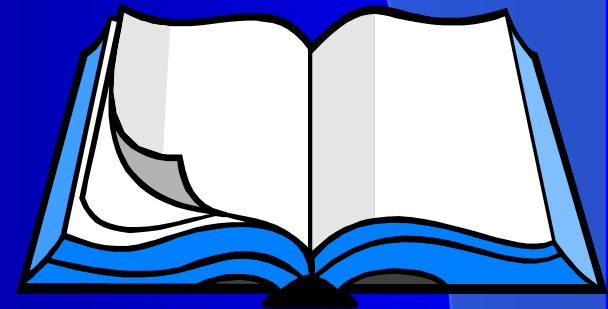
P-indicates part of original amount paid

R-indicates fee of .025% of selling price or \$25 minimum for failure to return a Real Property Transfer Declaration

T-indicates active tax lien certificate

7-indicates deferral

8-indicates prior year taxes due



Possible Problems

*Contamination, Minerals,
Special Improvement Districts or
Strips*



Caveat Emptor

Bob Bammerlin
County Treasurer
100 Jefferson County Pkwy.
Golden, CO 80419-2520
(303) 271-8330 - Office
(303) 271-8322 - Automated

JEFFERSON COUNTY COLORADO

PROPERTY TAX STATEMENT DELINQUENT TAX NOTICE



TAX DIST. 4433 SCHEDULE NO. 178820 1997 TAXES PAYABLE 1998

SEC.	TWN.	RNG.	GTR.	SO.FT.	LAND	BLK	LOT	KEY	BOOK	PAGE	TAX AUTHORITY	TAX LEVY *	TAX AMOUNT
TRACT B													
KIPLING SUN TOWNHOMES													
22	05	69	NW			00B			94134506		SCHOOL GEN	36.8790	7.38
											SCHOOL BND	14.4820	2.90
											COUNTY	14.5990	2.89
											CNTY GEN'L	.4840	.10
											DMV DISABL	3.3010	.66
											488 SRVCS	1.3900	.27
											SDC SRVCS	2.0720	.41
											CAP'TL EXP	3.3850	.68
											LIBRARY	.0220	.02
											CNTY OTHER	4.0880	.82
											FRAPD	3.0650	.62
											LEA	.7490	.15
											UDFCD	11.4220	2.28
											WNFPD		

INTEREST : .57
BALANCE DUE: 19.73

7-3-98
PLZ DON'T DO ANOTHER INNOCENT BOYER THIS TO LIKE YOU DID ME

REPRESENTS A TEMPORARY MILL LEVY REDUCTION

TAX LIEN SALE WILL BE HELD OCTOBER 29, 1998

PROPERTY VALUATION	
ACTUAL LAND	700
ASSESSED LAND	200

ASSESSMENT PERCENTAGE
RESIDENTIAL PROPERTY 9.74% ALL OTHER PROPERTY 28.00%

WAS \$5000 IN 1994

John Doe
3801 E JOPPA RD
BALTIMORE, MD 21236

IF PAYING IN PERSON BRING ENTIRE TAX NOTICE
SEE REVERSE SIDE FOR FURTHER INFORMATION RETAIN THIS PORTION FOR YOUR RECORDS
DETACH HERE AND RETURN THIS COUPON WITH PAYMENT

MAKE CHECKS PAYABLE TO: **Jefferson County Treasurer**
SCHEDULE NO. 178820
UNPAID TAX LIEN 1994-01467

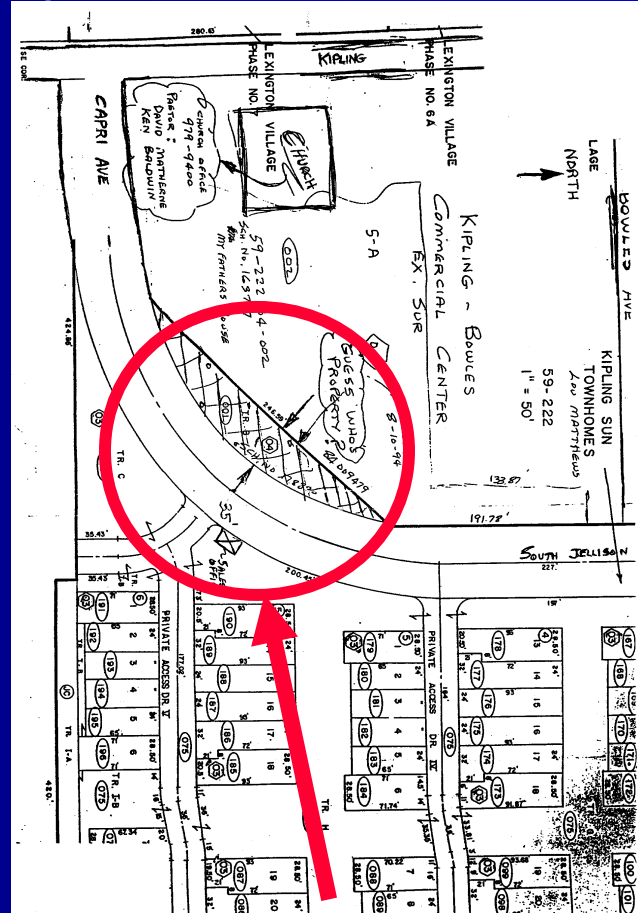
TAX PAYMENT	
1997 PAYABLE	19.73

BALANCE GOOD THRU 7-17-1998

IF(?) THE ASSESSOR WOULD EVER GO OUT AND LOOK HE WOULD FIND A CURVED STR ON ONE SIDE & A CHURCH PARKING LOT ON THE OTHER THE 35' DEER PLOT IS NOT EVEN BIG ENOUGH FOR A PRODUCE STAND BE MESSABLE.



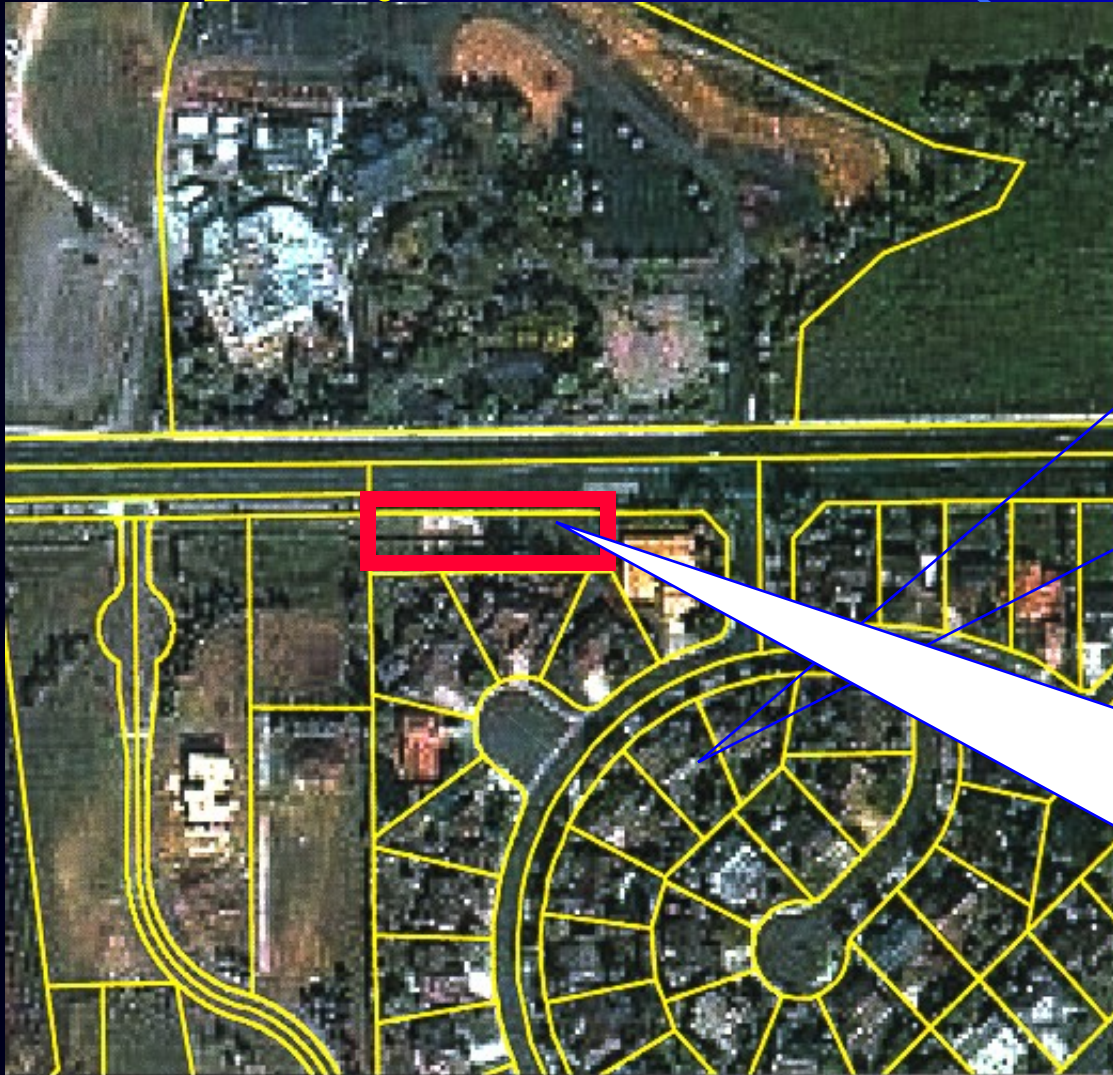
NOT COUNTING THE 16% INTEREST WHICH I HAD TO PAY YOU GOT ME FOR \$693.00 (1998 THRU 1999)



Caveat Emptor

Possible Problems

• **Property Value Inaccuracies**



New
Subdivision

-

All lots
valued at
\$30,000

**Lot 7, although
equal in size to
other lots in the
subdivision, consists
of a drainage ditch
and is unbuildable**

Unless it is brought to the Assessor's attention, this lot will probably be valued at \$30,000.



Registering as a Tax Buyer

- **Who can register?**
 - Anyone except Jefferson County employees and their immediate families
- **Step 1 - Register with the Treasurer**
 - On line registration
 - W-9 form & voided check
- **Step 2 - Register with SRI for web auction**
 - www.sri-auctionsonline.com
- **Registration ends on October 19 11:59 PM**

1 Jefferson County Registration Form

1 > 2 > 3 > 4 > 5 > 6

You Must Complete All 6 Steps to Register

Data needed to register:

- »Buyer Information
- »Bank Account
- »W-9
- »Voided Check

Contact us:

Treasurer
 100 Jefferson
 County Parkway
 Golden, CO 80419
 303-271-8330

Office Hours:

7:30 am - 5:30 pm
 Monday - Friday

Name 1: First: Last:

Name 2: First: Last:

Name 3: First: Last:

Fill out Name if you are not registering as a business. Otherwise, Fill out Company Name.

Company Name 1:

Company Name 2:

Contact Name:

Complete if registering under a business name

Address:

City:

State: Zip:

Home Phone:

Work Phone: Ext:

Fax:

E-mail: Used to notify you that registration is complete and to send you a receipt after the sale.

Verify E-mail:

Certificate Information

Interest earnings are reported to the IRS, therefore the name(s) given below and the SSN/EIN on the accompanying W-9 MUST match. If the certificate is to be issued in more than one name, please specify AND between the names. Example - John Jones AND Mary Jones.

Name(s) to appear on the certificate:

Social Security Number: - -

Employer Identification Number: -



Treasurer Home

Help

Sale Procedures

**You Must Complete
All 6 Steps to
Register****Data needed to
register:**

- »Buyer Information
- »Bank Account
- »W-9
- »Voided Check

Contact us:

Treasurer
100 Jefferson
County Parkway
Golden, CO 80419
303-271-8330

Office Hours:

7:30 am - 5:30 pm
Monday - Friday

Release: Sep 2007

Treasurer - Tax Lien Sale Registration

2 ACH Agreement

1 ▶ 2 ▶ 3 ▶ 4 ▶ 5 ▶ 6

IMPORTANT: Please fill out the following information accurately to ensure timely settlement and to avoid deposit returns which may result in the cancellation of your bids and awarding the tax lien(s) to another party. The Jefferson County Treasurer may send a deposit of 10¢ to the account given below to test the accuracy of the information.

Depository (Bank) Name: City: State: Bank Account Number: Bank ABA/Routing Number: (Must be a U.S. bank)Type of Account (check one) Checking SavingsName on the Account:

By Submitting this form you authorize The Jefferson County Treasurer of Golden Colorado through JPMorgan Chase Bank to initiate electronic debit entries for all winning bid amounts at the 2007 Jefferson County Tax Lien Sale and to initiate, if necessary, credit entries and adjustments to the bank account indicated above, and authorizes their depository named above to debit and /or credit the same to such account. This authority will remain in effect until January 1, 2008.



Help
Sale Procedures

You Must Complete All 6 Steps to Register

Data needed to register:
 »Buyer Information
 »Bank Account
 »W-9
 »Voided Check

Contact us:
 Treasurer
 100 Jefferson
 County Parkway
 Golden, CO 80419
 303-271-8330

Office Hours:
 7:30 am - 5:30 pm
 Monday - Friday

You have successfully completed the first three registration steps. Your data has been added to the database.

4 Complete W-9 Form, Print it and Sign it.



Type your information into the form below. Print the completed form and Sign/Date it.

Please **MAKE SURE** the Name(s) and Social Security Number or Employee ID Number matches the information below: (What you entered on the Jefferson County Registration Form - Step 1).

Use the printer icon below to print your form after you fill in the information. Only the first page of the form below needs to be printed, signed and sent to Jefferson County.



Browser toolbar showing icons for print, save, home, back, forward, zoom (74.1%), and search (Find).

Please fill out the following form. You can save data typed into this form. Highlight Fields

Vertical sidebar with icons: information, document, people, pencil, and question mark.

Form W-9 (Rev. November 2005) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification	Give form to the requester. Do not send to the IRS.
Print or type See Specific Instructions on page 2.	Name (as shown on your income tax return)	
	Business name, if different from above	
	Check appropriate box: <input type="checkbox"/> Individual/ Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other ▶ <input type="checkbox"/> Exempt from backup withholding	
	Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
	City, state, and ZIP code	
List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number									
or									

Treasurer Home

Help

Sale Procedures

You Must Complete All 6 Steps to Register

Data needed to register:

- »Buyer Information
- »Bank Account
- »W-9
- »Voided Check

Contact us:

Treasurer
100 Jefferson
County Parkway
Golden, CO 80419
303-271-8330

Office Hours:

7:30 am - 5:30 pm
Monday - Friday

Release: Sep 2007
Version: 1.0.0

Treasurer - Tax Lien Sale Registration



5 Fax or Mail W-9 Form and Voided Check 1 2 3 4 5 6

You MUST attach a voided check (deposit slips are NOT acceptable). **No registration will be processed without a voided check and your signed W-9 form.**
If you have not printed your W-9, click the browser Back button to return to the W-9 and print it.

Fax or Mail the completed and signed W-9 Form with voided check to:

**Jefferson County Treasurer
100 Jefferson County Parkway, Suite 2520
Golden, Colorado 80419**

Fax: 303-271-8359



Send mail to nhicks@jeffco.us with questions or comments about this Web Site.

Treasurer Home

Help

Sale Procedures

You Must Complete All 6 Steps to Register

Data needed to register:

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- »Voided Check

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Release: Sep 2007
Version: 1.0.0

Treasurer - Tax Lien Sale Registration



6 Register with the Online Auction - SRI



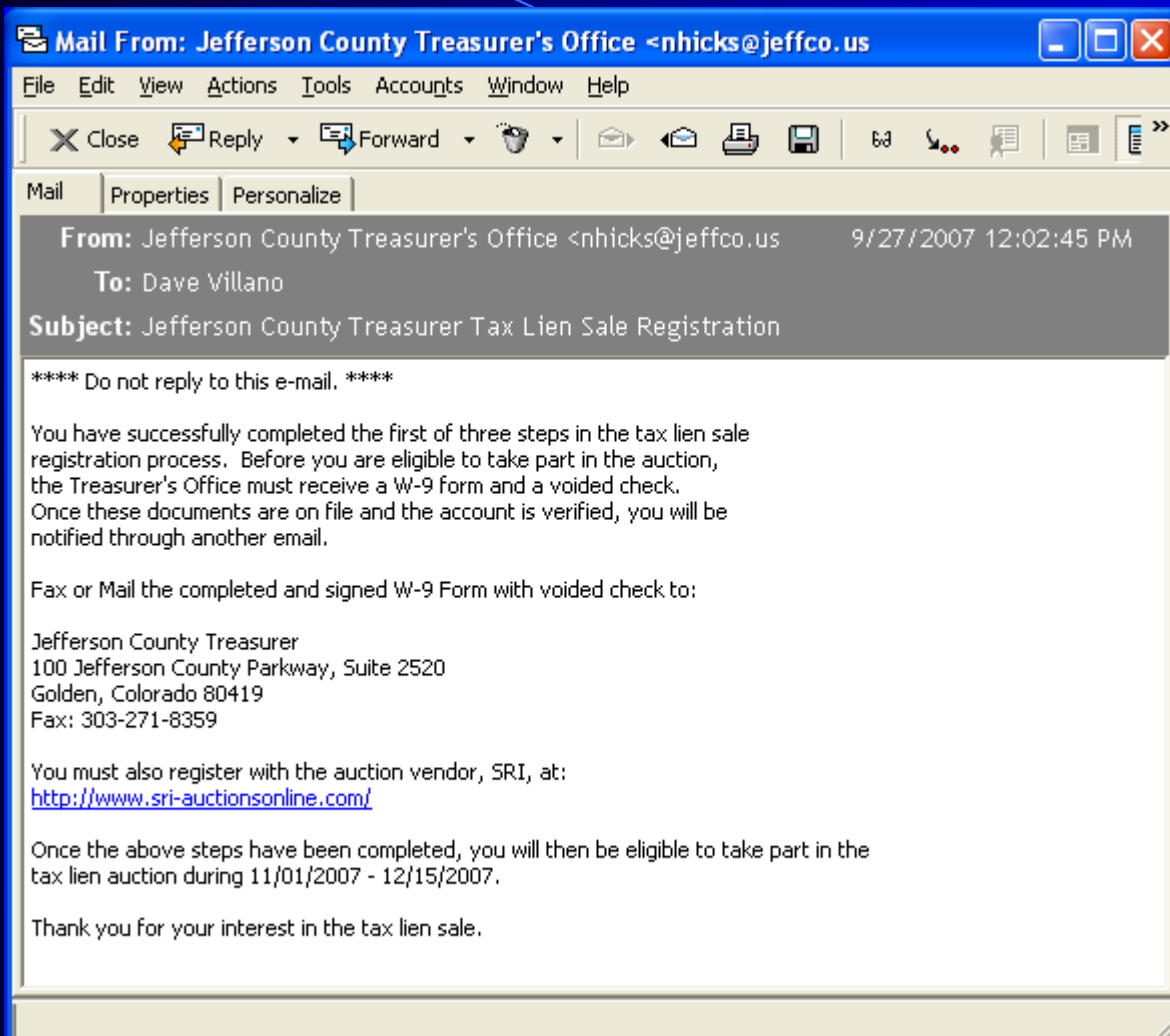
Please register with SRI, the online auction provider.

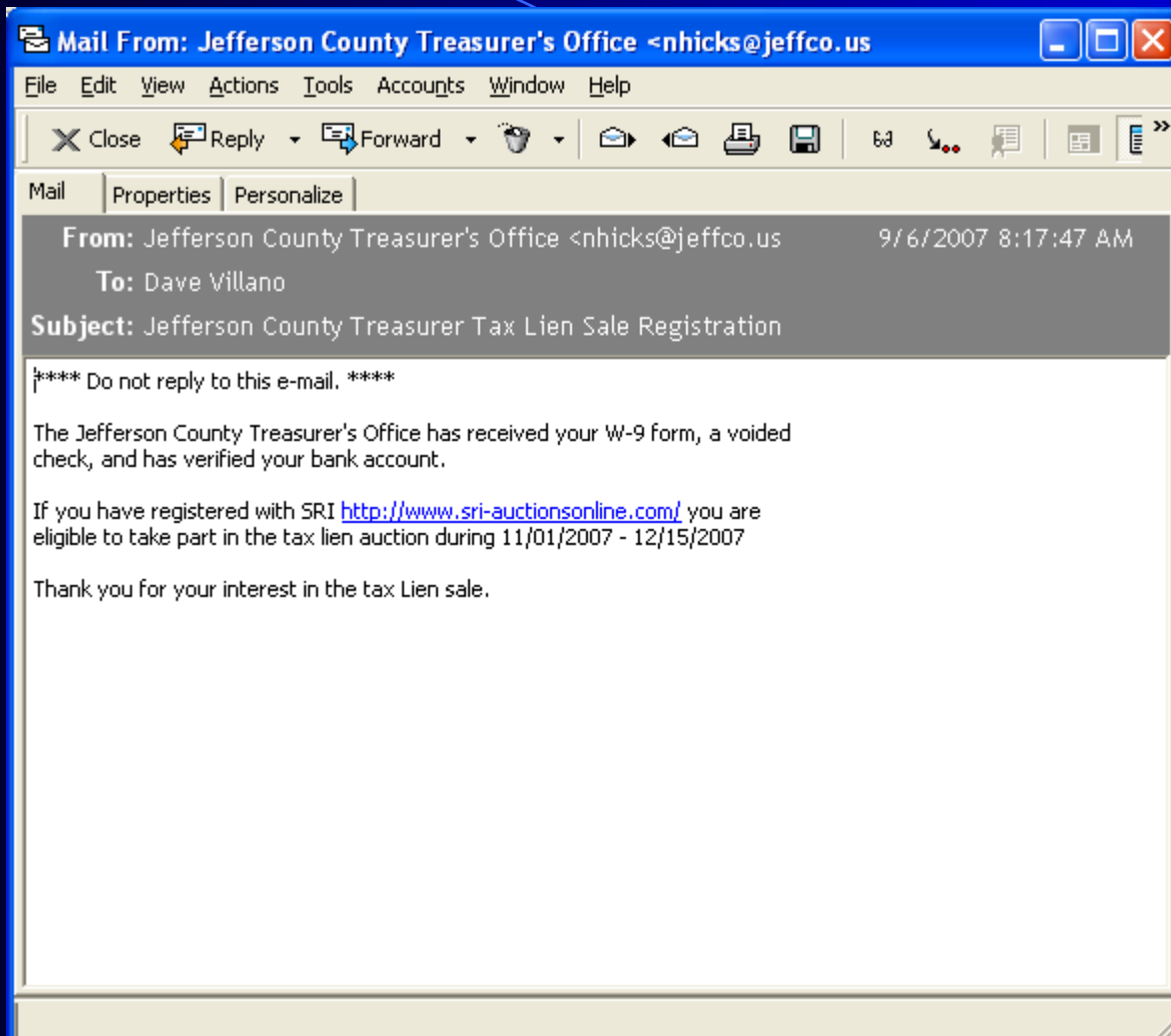
<http://www.sri-auctionsonline.com/>

Information for registration with SRI can be found on its Web site. You will logon to SRI during the auction to place bids on properties.



Send mail to nhicks@jeffco.us with questions or comments about this Web Site.





Mail From: Jefferson County Treasurer's Office <nhicks@jeffco.us>

File Edit View Actions Tools Accounts Window Help

X Close Reply Forward [trash] [mail] [left arrow] [printer] [floppy disk] [search] [speech bubble] [calendar] [list icon]

Mail Properties Personalize

From: Jefferson County Treasurer's Office <nhicks@jeffco.us> 9/6/2007 8:17:47 AM

To: Dave Villano

Subject: Jefferson County Treasurer Tax Lien Sale Registration

***** Do not reply to this e-mail. *****

The Jefferson County Treasurer's Office has received your W-9 form, a voided check, and has verified your bank account.

If you have registered with SRI <http://www.sri-auctionsonline.com/> you are eligible to take part in the tax lien auction during 11/01/2007 - 12/15/2007

Thank you for your interest in the tax Lien sale.



SRI Auctions
Online

1-800-800-9588

Real Estate Opportunities



- Live Auctions
- Online Silent Auctions
- Tax Liens
- Foreclosure
- Surplus Real Estate
- Contact Us

TAX LIENS

FORECLOSURE

SURPLUS PROPERTY

[Members Area](#)

[Become a Member](#)

To Participate in an SRI Auction you must become a member of our site!

Information on how to Register for the Lake County Commissioners Certificate Sale will be forthcoming.

[Directions to Lake County Government Center](#)

In order to bid on **Online Silent Auctions**, there is no additional software required other than our internet browser. In order to bid on **Live Web-Cast Events**, you must have Java installed on your computer. To download and install Java please use the link. Java is a free program.

[Download & Install Java](#)



Safekeeping Of Certificates

- All certificates are kept by the Treasurers office.
- With the certificates retained at the Treasurers office, you will receive your payment faster after the lien is paid.
- This will allow you to endorse the certificates without having to find them and mail them in to the office.
- At the end of the sale, you will be emailed a list of the tax lien certificates you have purchased.

The Auction

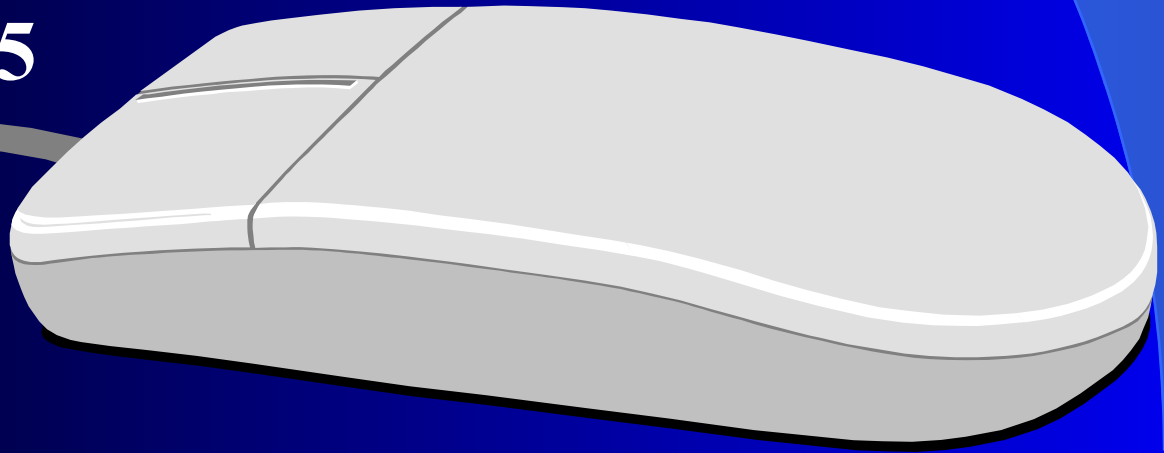
- The Treasurer has discretionary power in
- All sales are FINAL! Know what you are bidding conducting the sale.
- All purchases will be paid for at the conclusion of the auction, remember "Caveat Emptor"
- For each purchase the tax lien is extinguished at the auction



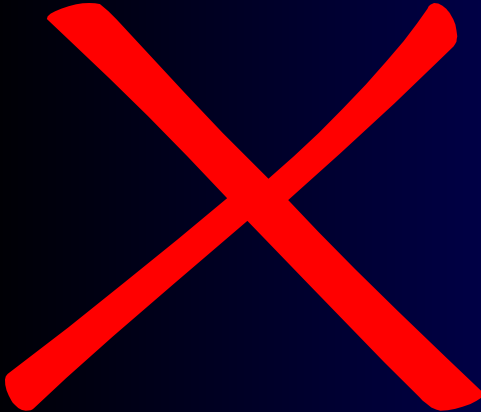
buyer is the

The Internet Auction

- **Begins October 21**
- **Buyers must register with the Treasurer and SRI**
- **Internet sale will close at various times on October 25**



Internet Auction



**** We will make ONE attempt to withdraw money from your account the day after the sale ends. If there are insufficient funds or if, for any reason the transaction fails, all bids under the account may be cancelled and the liens sold to another party. ****

Important Considerations



- This is not a way to obtain

- Tax liens are not a liquid asset, your money will

real estate

- Early redemption may result in unspecified amount of time

- There is no guarantee it will be paid (not only your investment)

Profit Potential

- This is a potentially high yielding investment

opportunity that is available to everyone who is

- The interest rate is fixed for the life of the investment.

- If the ^{willing to spend the time and energy necessary} property owner has not redeemed the tax ^{to}

investigate and manage their investments.
lien certificate after three years, the

tax lien

Which means you could end up owning the property!

holder has the right to apply

Conclusion

- **Tax Liens should be considered an investment**
REMEMBER you are buying the tax lien and not the property.
- **Watch Out for the Pitfalls**
Minerals, S.I.D., Strips
- **Know what you are buying**
Buy in a familiar location and investigate before endorsing or applying for deed.
- **Same Buyers Year After Year**
We do have many of the same buyers coming back year after year, so there must be something to this.

2009 Tax Lien Sale

Internet

October 21-25, 2010

www.sri-auctionsonline.com