

PROCEDURE for APPLICATION of TREASURER'S DEED

Presented by Irene Kincade, Clear Creek County
Treasurer and Public Trustee



*"Honoring Our Past,
While Designing Our Future"*

June 21, 2011

Colorado County Treasurer and Public Trustee's
Summer Conference

Treasurer's Deeds – Clear Creek County Procedure

- On Average, In Clear Creek County we issue about 12 Treasurer's Deeds per year. Mostly mining claims Or un-improved remote lots or partial interest parcels.
- Very few that I would consider really valuable, but of course even if it is a small piece next door it could be valuable to you.
-
- Remember - You may not issue a Treasurer's Deed before 3 years have elapsed after the date of the sale.
- Because the process takes from 3 to 5 months to complete, we will accept application and begin the process earlier.
-
- When we send the lien holder statement in August, we include a form letter regarding the rules for Deed Application and an application form.
-
- Example ***

APPLICATION – Reference CRS 39-11-120

Dear Lien Holder,

Enclosed is a request form to begin Deed application. If you have tax lien certificates that you have held for three years or more **from the date of the sale**, you may begin the application for a Treasurer's Deed.

If you wish to begin the Deed process, please complete the application by describing each parcel for which you wish to acquire Deed.

Sign the application as you wish the Deed to be issued, and return it with a \$580.00 deposit for each application. If you wish the Deed to be issued in a name other than how your current certificate is titled, you must use the assignment on the back of your certificate and complete it as you wish the Deed to be issued. You may also present a notarized Affidavit of Assignment to Tax Lien Sale Certificate of Purchase. If there are subsequent years tax liens, you will also have to clear them up before a Deed is issued.

We can sometimes reduce the cost of this process if we handle several parcels at one time. If you have several that you want to process at one time, please call and we will give an estimate of the cost. It will take approximately four months to go through the Deed process and the Certificate can be redeemed at any time throughout that process.

If you have any questions, please feel free to call our office.

Sincerely,

APPLICATION TO BEGIN TREASURER'S DEED

TO THE
COUNTY TREASURER
CLEAR CREEK COUNTY, COLORADO

The undersigned, as the holder of Treasurer's Tax Lien Sale Certificate(s) listed below issued pursuant to the tax lien sale held on the ____ day of November, 20____, for the taxes for the year 20____, hereby requests that the Clear Creek County Treasurer give such notice and take such proceedings as are required by law so that the undersigned may become entitled to a Treasurer's Deed to the land, lot or premises described in said Treasurer's Tax Lien Sale Certificate, more particularly described as follows,

To wit:

TAX LIEN CERTIFICATE # _____

PARCEL ID# _____ Schedule #: _____

LEGAL DESCRIPTION: _____

Situate in the County of Clear Creek
State of Colorado

Date: _____

Signed: _____
(As you wish the Deed issued)

Address: _____

Phone Number: (____) _____

EMAIL: _____

This application may be duplicated for additional certificates.

Documents required to begin a Treasurer's Deed Application

- Original Tax Lien Certificate.

- Completed and signed application.

- A check in the amount of \$580.00 payable to County Treasurer (\$320.00 if assessed value is less than \$500 and no advertising is necessary.)

- Clear Creek County office procedure is to send a Courtesy Letter to the property owner at their last known address giving them 10 days to redeem before Deed costs begin to accrue. Included with this letter is a Redemption amount. The deposit check is held for the 10 day grace period of the Courtesy Letters.

- It is extremely important to find the owner/family member or heir. Check with your County Assessor, Clerk & Recorder, local utility companies and use free internet search engines such as ZabaSearch.com, Dexknows.com, Lycos.com, anything that will help you find the property owner. Often a phone call will help surface the owner or a family member.

- March 23, 2011

- Name
- Address
- City, ST ZIP

- **RE:** Application for Treasurer's Deed; Tax Lien Certificate # _____; Property Schedule Number _____; Brief Legal Description

- **Dear Joe,**

- Please be advised that the Clear Creek County Treasurer has received a request to begin Application for a Treasurer's Deed on the attached described property(ies).

- Before we incur further expense, we will give you the opportunity to redeem your interest(s) in this/these tax lien(s). You have **ten (10) days** from the date of this letter. If we have not received your redemption by that time we will proceed with the Deed application.

- The attached Projected Redemption shows the amount that is due before we begin Deed application. Please remember all redemptions must be in the form of Certified Funds.

- Respectfully,
- Clear Creek County Treasurers Office

**NOTICE OF PURCHASE OF REAL ESTATE
AT TAX LIEN SALE AND OF APPLICATION
FOR ISSUANCE OF TREASURER'S DEED**

To Every Person in Actual Possession or Occupancy of the hereinafter Described Land, Lot or Premises, and to the Person in Whose Name the same was Taxed or Specially Assessed, and to all Persons having an Interest or Title of Record in or to the said Premises and To Whom It May Concern, and more especially to

**** (Assessed Owner)**

You and each of you are hereby notified that on the day of **November**, A.D. **20**, the then County Treasurer of Clear Creek County, in the State of Colorado, sold at public tax lien sale to the following described real estate in the County of Clear Creek, State of Colorado, to wit:

**Certificate # ; Schedule # ; Map #
County of Clear Creek, State of Colorado;**

and said County Treasurer issued a certificate of purchase therefor to ; That said tax lien sale was made to satisfy the delinquent taxes assessed against said real estate for the year ;

That said real estate was taxed in the name of for said year of ;

That said on the day of , A.D. **20**, the present holder of said certificate, who has made request upon the Treasurer of Clear Creek County for a deed to said real estate; That a Treasurer's Deed will be issued to the said at 11:00 o'clock A.M., on the day of , A.D. **20**, unless the same has been redeemed.

Said property may be redeemed from said sale at any time prior to the actual execution of said Treasurer's Deed.

Witness my hand this day of , A.D. 2011.

(seal)

Irene Kincade, Treasurer
Clear Creek County

*****Treasurer's Deed Sale Date is between 3 and 5 months (CRS 39-11-129)from the **Notice of Purchase Certified Mail Date**. **I set this date after receiving the Lien Search as additional research may need to be done to find all parties.**

***** **Prepare your Public Notice Advertising from this document. Use the printing specifications set by your publisher. Our publisher requests Helvetica 8pt font.**

**NOTICE OF PURCHASE OF REAL ESTATE
AT TAX LIEN SALE AND OF APPLICATION
FOR ISSUANCE OF TREASURER'S DEED**

To Every Person in Actual Possession or Occupancy of the hereinafter Described Land, Lot or Premises, and to the Person in Whose Name the same was Taxed or Specially Assessed, and to all Persons having an Interest or Title of Record in or to the said Premises and To Whom It May Concern, and more especially to

Julian F. Maine

You and each of you are hereby notified that on the **2nd** day of **November**, A.D. **2007**, the then County Treasurer of Clear Creek County, in the State of Colorado, sold at public tax lien sale to **Harry Mott** the following described real estate in the County of Clear Creek, State of Colorado, to wit:

**Certificate #2006-00046; Schedule #R013018;
Blue Valley Acres Subdivision Block 24, Lot 18, Unit 6,
Map #196319103018; County of Clear Creek, State of Colorado;**

And said County Treasurer issued a certificate of purchase therefor to **Harry Mott**; That said tax lien sale was made to satisfy the delinquent taxes assessed against said real estate for the year **2006**; That said real estate was taxed in the name of **Julian F. Maine** for said year of **2006**;

That said **Harry Mott** on the **30th** day of **September**, A.D. **2010**, the present holder of said certificate, who has made request upon the Treasurer of Clear Creek County for a deed to said real estate; That a Treasurer's Deed will be issued to the said **Harry Mott** at 11:00 o'clock A.M., on the **15th** day of **March**, A.D. **2011**, unless the same has been redeemed.

Said property may be redeemed from said sale at any time prior to the actual execution of said Treasurer's Deed.

Witness my hand this **5th** day of **November**, A.D. **2010**.


Irene Kincade, Treasurer
Clear Creek County



| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>STATE OF COLORADO COUNTY OF CLEAR CREEK</p> <p>I hereby certify that I deposited in the Post Office at Georgetown in the State of Colorado, a true copy of the within Notice, enclosed in an envelope to be sent certified mail with postage prepaid and addressed to each of the following named persons at the address set opposite the respective name, to wit:</p> | <p><i>I tape a copy of the advertised public notice in this column. Then photo copy after signature and seal have been affixed.</i></p> |
| <p><i>I use tables in this section for mailing addresses to facilitate printing envelopes and for certified mail labels.</i></p> | |
| <p>I hereby certify that I caused the within Notice to be published three times at intervals of one week, in the CLEAR CREEK COURANT, a newspaper published in the County in which said premises are situate, proof of publication being filed herewith. I further certify that I have complied with the provisions of CRS, Section 39-11-128. Dated this ___ day of ___, A.D. 2010 Irene Kincade (Seal)</p> <p>Clear Creek County Treasurer</p> | <p>Two inches wide to accommodate an 8. publication font.</p> |

STATE OF COLORADO
COUNTY OF CLEAR CREEK

I hereby certify that I deposited in the Post Office at Georgetown in the State of Colorado, a true copy of the within Notice, enclosed in an envelope to be sent certified mail with postage prepaid and addressed to each of the following named persons at the address set opposite the respective name, to wit:

Julian F. Maine
5887 Bryon Road
Howell, MI 48855

EEC Rental Corp
C/O Arnold & Arnold, LLP
Attorneys at Law
7596 W. Jewell Ave. #305
Lakewood, CO 80232

James Drilling Co.
6235 W. 56th Ave.
Arvada, CO 80002

Les N. Johnson
9894 Rosemont Ave STE 202
Lone Tree, CO 80124

Judgment recorded
10/05/07. Reception
#245466/B 781 P 370

Judgment recorded
10/23/08. Reception
#250554/B797 P 393

DOT recorded
08/29/07. Reception
#245956/B779 P 327
AND
DOT recorded
01/11/08. Reception
#247573/B750 P297

I hereby certify that I caused the within Notice to be published three times at intervals of one week, in the CLEAR CREEK COURANT, a newspaper published in the County in which said premises are situate, proof of publication being filed herewith.

I further certify that I have complied with the provisions of CRS, Section 39-11-128.

Dated this 15th day of November, A.D. 2010

Irene Kincade

Irene Kincade (Seal)
Clear Creek County Treasurer



L-1110-TD013-016
NOTICE OF PURCHASE
OF REAL ESTATE AT TAX
LIEN SALE AND OF
APPLICATION FOR
ISSUANCE OF
TREASURER'S DEEDS

To Every Person in Actual Possession or Occupancy of the hereinafter Described Land, Lot or Premises, and to the Person in Whose Name the same was Taxed or Specially Assessed, and to all Persons having an interest or Title of Record in or to the said Premises and To Whom it May Concern, and more especially to:

Raymond L. Deard and Curtis M. Deard and Mary D. Deard
AND
Stoney River Homes LLC
AND
Jesse S. MacGruder and Dorothea MacGruder
AND
Julian F. Maine

You and each of you are hereby notified that on the 2nd day of November, A.D. 2007, the then County Treasurer of Clear Creek County, in the State of Colorado, sold at public tax lien sale to Harry Mott the following described real estate in the County of Clear Creek, State of Colorado, to wit:

Certificate #2006-00021;
Schedule #R005312;
Saint Mary's Subdivision Lot 282, Unit 2,
Map #183702306015; County of Clear Creek, State of Colorado;
AND
Certificate #2006-00023;
Schedule #R005817;
Saint Mary's Subdivision Lot 262, Unit 2,
Map #183703404002; County of Clear Creek, State of Colorado;
AND
Certificate #2006-00044;
Schedule #R012960;
Blue Valley Acres Subdivision Block 3, Lot 1, Unit 1,
Map #196318414013; County of Clear Creek, State of Colorado;

AND
Certificate #2006-00046;
Schedule #R013018;
Blue Valley Acres Subdivision Block 24, Lot 18, Unit 8,
Map #196319103018; County of Clear Creek, State of Colorado;
And said County Treasurer issued certificates of purchase therefor to Harry Mott; That said tax lien sale was made to satisfy the delinquent taxes assessed against said real estate for the year 2006; That said real estate was taxed in the names of Raymond L. Deard and Curtis M. Deard and Mary D. Deard
AND
Stoney River Homes LLC
AND
Jesse S. MacGruder and Dorothea MacGruder
AND
Julian F. Maine

Respectively for said year of 2006; That said Harry Mott on the 26th day of September, A.D. 2010, the present holder of said certificates, who has made request upon the Treasurer of Clear Creek County for deeds to said real estate; That Treasurer's Deeds will be issued to the said Harry Mott at 11:00 o'clock A.M., on the 15th day of March, A.D. 2011, unless the same have been redeemed. Said properties may be redeemed from said sale at any time prior to the actual execution of said Treasurer's Deeds.

Witness my hand this 5th day of November, A.D. 2010.
/s/ Irene Kincade [Seal]
Irene Kincade, Treasurer
Clear Creek County
Published 3x in the Clear Creek Courant, Nov. 10, 17, & 24, 2010. L-1110-TD013-016

**STATE OF COLORADO
COUNTY OF CLEAR CREEK**

I hereby certify that I deposited in the Post Office at Georgetown in the State of Colorado, a true copy of the within Notice, enclosed in an envelope to be sent certified mail with postage prepaid and addressed to each of the following named persons at the address set opposite the respective name, to wit:

***Not published - assessed value under \$500.00 C.R.S. 39-11-128.**

I hereby certify that I caused the within Notice to be published three times at intervals of one week, in the CLEAR CREEK COURANT, a newspaper published in the County in which said premises are situate, *proof of publication being filed herewith.

I further certify that I have complied with the provisions of CRS, Section 39-11-128.

Dated this _____ day of _____, A.D. 2011

Irene Kincade, Treasurer
Clear Creek County

Approximately two weeks before date of issue - Prepare deed and Final Cost sheets – (have another set of eyes proof your deed)
Be sure the Deed Deposit is sufficient to cover all costs– Now is the time to ask for any additional costs from lien-holder.
Be sure your file is complete.

CRS 39-11-135 – Form of tax deed – Treasurer to execute Deed. Does the Deed comply with this Statute?

Just before issuing Deed, print a copy of the Tax Lien Sale Endorsement Maintenance Screen for the file.

-Update **Costs/Suspense** spreadsheet and keep carbon copy of entries in **Deed file**.

-Record Deed – Make 2 photo copies and give the **Original Deed** and \$11.00 with a copy of receipt to Clerk’s office. \$5.00 for each additional page to be recorded. **After Deed is Recorded, obtain a copy for Treasurer’s Deed permanent file.**

-Disperse funds in the account used for Deed Deposits/Suspense to appropriate GL accounts.

-Mail new owner 1 copy of Treasurer’s Deed with any refunded Deed Costs and a duplicate current Tax Notice.

-Place a Comment in the Maintenance on schedule # – **“Treasurer’s Deed issued mm/dd/yyyy”**

-Do change of address for next year’s tax notice – print screens for address change file. Attach supporting documents.

-Mark Tax Lien File to show a Treasurer’s Deed has been issued.

-Complete Original Certificate – Treasurer’s Deed Issued (Left Colum)

-Plus complete Treasurer’s Deed Issued (Left Colum) and taxes paid section on the copy of Certificate in **permanent** record book.

-Update REGISTER OF DEEDS (G:\Word Files\TREAS DEED FILES\DEEDBK) This document is a permanent record of Treasurer’s Deeds.

Estimated Fees:

\$200.00 – Advertising (\$0 if assessed value < \$500)

\$150.00 – Search

\$100.00 – Posting

\$ 75.00 - Treasurer’s Fee / \$35.00 if no advertising

\$ 11.00 – Deed Recording Fee (1 page) Add \$5.00 for additional page.

\$ 44.00 - Postage/Copies

\$580.00

\$380.00 is usually sufficient if there is no advertising.

TREASURER'S DEED

Know all Men by these Presents, That,
Whereas, the following described property, viz;

Certificate #2006-00046; Schedule #R013018;
Blue Valley Acres Subdivision Block 24, Lot 18, Unit 6,
Map #196319103018, County of Clear Creek, State of Colorado;

Assessed: Julian F. Maine

Situated in the County of Clear Creek and State of Colorado, was subject to taxation for the year A.D. 2006;

AND, Whereas, The taxes assessed upon said property for the year 2006 remained due and unpaid at the date of the sale hereinafter named;

AND, Whereas, The Treasurer of Clear Creek County did on the 2nd Day of November, A.D. 2007, by virtue of the authority vested in her by law, at the sale begun and Publicly held on the 2nd day of November, A.D. 2007, expose to public sale at the office of the Treasurer in Clear Creek County, in substantial conformity with the requirements of the statute in such case made and provided, the tax lien on real property above described for the payment of the taxes, penalty interest, and costs then due and remaining unpaid on said property;

AND, Whereas, at the time and place aforesaid Harry Mott, bid on the tax lien on all of the above described property the sum of Seven hundred twenty two dollars and eighty three cents, being the whole amount of taxes, delinquent interest, and costs then due and remaining unpaid upon said property for that year 2006, and the said Harry Mott, having offered in said bid to pay the sum of Sixty five dollars and zero cents, in excess of said delinquent interest, and costs, and the said bid being the largest amount, which any person offered to pay in excess of the said taxes, delinquent interest, and costs so due upon said property for that year and payment of the said sum having been made by them to the said treasurer, the said tax lien on such property was stricken off to him at that price;

AND, Whereas, the said Harry Mott, has paid subsequent taxes on said property in the amount of One thousand five hundred eighty nine dollars and eighteen cents;

AND, Whereas, More than three years have elapsed since the date of said sale, and the said property has not been redeemed there from as provided by law;

AND, Whereas, The said property was valued for assessment for the year 2006 in the amount of \$9,200.00;

AND, Whereas, All the provisions of the statutes prescribing prerequisites to obtaining tax deeds have been fully complied with, and are now of record, and filed in the office of the Clear Creek County Treasurer.

NOW, Therefore, I, IRENE KINCADE, Treasurer of Clear Creek County, for and in consideration of the sum to the Treasurer paid as aforesaid, and by virtue of the statute in such case made and provided, have granted, bargained, and sold, and by these presents to grant, bargain and sell the above and foregoing described real estate unto the said Harry Mott, whose mailing address is 130 Pearl St. #1103, Denver, CO 80203. His heirs and assigns, forever, subject to all the rights of redemption by minors, or incompetent persons, as provided by law.

IN WITNESS Whereof, I, IRENE KINCADE, Treasurer of Clear Creek County, by virtue of the authority aforesaid, have hereunto set my hand and seal this 15th day of March, A.D. 2011.

(Seal)

Irene Kincade, Treasurer
Clear Creek County

Mail to:

Harry Mott
130 Pearl St. #1103
Denver, CO 80203

The Clear Creek County Treasurer's Office does not guarantee that the legal description on this deed is an accurate depiction of the property boundaries. The intent of this Treasurer's deed is to convey only the portion of property that the Clear Creek County Treasurer has acquired, which may or may not be accurately described in the legal description contained herein.

Table Tools DEEDBK [Compatibility Mode] - Microsoft ...

Home Insert Page Layout References Mailings Review View Design Layout

Clipboard Paste Font Paragraph Styles

Bookman Old Style 14 A A ABC

B I U abc x₂ x² Aa ab A

Paragraph

Styles: Emphasis, Heading 1, Normal, Strong

Change Styles

2011 REGISTER OF DEEDS

| | | |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| February 8, 2011 Charles L. Nelson | Tax Lien Certificate #2004-0234; Schedule #R005733; Loch Lomond Highlands Subdivision, Lot 16, Unit 2; Map #183703308008; County of Clear Creek, State of Colorado; Assessed: Richard S. Wagoner and Randall J. Williford and Ellen D. Williford. | \$75.00 |
| March 15, 2011 Harry Mott | Certificate #2006-00021; Schedule #R005312; Saint Mary's Subdivision Lot 292, Unit 2, Map #183702306015; County of Clear Creek, State of Colorado; Assessed: Raymond L. Deard and Curtis M. Deard and Mary D. Deard | \$75.00 |
| March 15, 2011 Harry Mott | Certificate #2006-00046; Schedule #R013018; Blue Valley Acres Subdivision Block 24, Lot 18, Unit 6, Map #196319103018; County of Clear Creek, State of Colorado; Assessed: Julian F. Maine | \$75.00 |
| | | |

COUNTY OF CLEAR CREEK

Office of

Treasurer and Public Trustee

Post Office Box 2000

Georgetown, Colorado

80444

Date

Name

Address

City, State ZIP

RE: FINAL COST - Treasurer's Deed on Tax Lien Certificate #2006-000

Dear **,

Attached is the copy of your Treasurers Deed we filed on XX, 2011 for Certificate(s) # **. You will be receiving the original recorded copy in the mail from the Clerk and Recorder's office.

We have included the receipt of deed fees along with your refund check from the payment received for deed fees.

Total Deposit: \$

Title Search

Treasurer fee

Advertising

Current Year Taxes (if unpaid at time of Deed)

Copies

Postage

Record Deed

Sub-total

Refund

Thank you and if you have any questions please feel free to call.

Sincerely,

Carol Lee

Deputy Clerk

Clear Creek County

Home Insert Page Layout Formulas Data Review View

Normal Page Break Preview Ruler Formula Bar New Window Split Save Workspace Switch Windows

Custom Views Gridlines Headings Arrange All Hide Switch Windows

Full Screen Message Bar Freeze Panes Unhide Macros

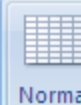
Workbook Views Show/Hide Zoom 100% Zoom to Selection Window

A28 fx 10-007

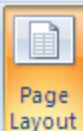
| ID# | App Date | Applicant | Cert. # | Schedule # | Owner | Courtesy Letters/Mailed & Deadline | TD Date Set | Lien Search Ordered | Lien Search Received | Paid CC/Gilpin/Equity Title | MOP Mailed after Lien Search or Advertising | Advertiser (> \$500) | Legal Pub. Not |
|--------|-----------|--------------------------------|----------|------------|----------------------------------------------|--------------------------------------|-------------|---------------------|----------------------|-----------------------------|---------------------------------------------|----------------------|-------------------------------|
| 10-007 | 08.27.10 | Hulsen, Charles | 2004-234 | R005733 | Wagoner, Richard & Rendell & Ellen Williford | 8.02.10/8.15.10 | 02.08.11 | 9.21.10 (Equity) | 9.23.10 | 9.23.10-ck#17018 | 10.08.10 | Yes | 10.06, 13, 20. |
| 10-013 | 03.30.10 | Mott, Harry | 2006-021 | R005312 | Deard, Raymond | 10.05.10/Return Mail | 03.15.11 | 10.15.10 | 10.19.10 | 10.21.10 | 11.15.10 | Yes | 11.10, 17, 24, 10 L TD013-016 |
| 10-014 | 03.30.10 | Mott, Harry | 2006-023 | R005817 | Stoney River Home LLC | 10.05.10 | 03.15.11 | 10.15.10 | 10.19.10 | 10.21.10 | 11.15.10 | Yes | 11.10, 17, 24, 10 L TD013-016 |
| 10-015 | 03.30.10 | Mott, Harry | 2006-044 | R012360 | Dorothea | 10.05.10 | 03.15.11 | 10.15.10 | 10.19.10 | 10.21.10 | 11.15.10 | Yes | TD013-016 |
| 10-016 | 03.30.10 | Mott, Harry | 2006-046 | R013018 | Maine Julian F. | 10.05.10 | 03.15.11 | 10.15.10 | 10.19.10 | 10.21.10 | 11.15.10 | Yes | TD013-016 |
| 10-017 | 11/5/2010 | Jostes, Mary | 2006-064 | R016324 | Doherty, William F. | None-Cannot find | 04.05.11 | 11.16.10 | 12.01.10 | 12.01.10 | Unknown-Part only | No | None |
| 10-018 | 12.13.10 | Barnes, David L. | 2006-173 | R005430 | Mazowiecki, William | 12.17.10 | None | 12.30.10 | | | 01.14.11 | Yes | 11.10, 17, 24, 10 L TD013-016 |
| 10-019 | 12.13.10 | Barnes, David L. | 2006-174 | R006053 | Taylor, Gil W. Trust | 12.17.10 | 05.17.11 | 01.03.11 | 01.05.11 | 01.19.11 | 01.14.11 | Yes | 11.10, 17, 24, 10 L TD013-016 |
| 10-020 | 12.13.10 | Barnes, David L. | 2006-172 | R016730 | Fox Gulch Div. | 12.17.10 | None | 12.30.10 | | | 01.14.11 | Yes | 11.10, 17, 24, 10 L TD013-016 |
| 11-001 | 01.05.11 | Jack Karla & Mariusz Madej(JT) | 2006-225 | R003150 | Fox Gulch LLC-Montana Mine #1560 | 01.10.11 | 06.07.2011 | 01.24.11 | 01.27.11 | 02.02.11 | 02.11.11 | Yes | 02.09, 16, 23.11 0209-TD11-00 |
| 11-002 | 01.05.11 | Jack Karla & Mariusz Madej(JT) | 2006-226 | R003153 | Fox Gulch LLC-Nevada Mine #1563 | 01.10.11 | 06.07.2011 | 01.24.11 | 01.27.11 | 02.02.11 | 02.11.11 | Yes | 02.09, 16, 23.11 0209-TD11-00 |
| 11-003 | 01.05.11 | Jack Karla & Mariusz Madej(JT) | 2006-227 | R003303 | Ken Sivits | None-Cannot Find | 06.07.2011 | 01.24.11 | 01.27.11 | 02.02.11 | 02.11.11 | Yes | 02.09, 16, 23.11 0209-TD11-00 |
| 11-004 | 01.05.11 | Jack Karla & Mariusz Madej(JT) | 2006-230 | R008140 | Gerard Hacking | 01.10.11 | 06.07.2011 | 01.24.11 | | | Redeemed | | 02.09, 16, 23.11 0209-TD11-00 |
| 11-005 | 01.05.11 | Jack Karla & Mariusz Madej(JT) | 2006-236 | R014718 | Edgar W. Anderson JR. et al | Anderson deceased, Bruce Bell found. | 06.07.2011 | 02.08.11 | | | 02.11.11 | No | None |
| 11-006 | 01.06.11 | UEMCO Real Estate Fund LLC | 2006-072 | R008139 | Gerard Hacking | 01.11.11 | 06.21.2011 | 01.25.11 | | | Redeemed | | L-0209-TD |



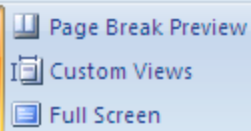
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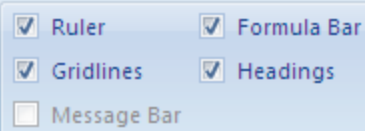
Normal



Page Layout



Workbook Views



Show/Hide



Zoom

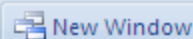


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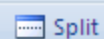


Zoom to Selection

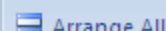
Zoom



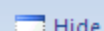
New Window



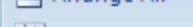
Split



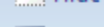
Arrange All



Hide



Freeze Panes



Unhide



Save Workspace



Switch Windows



Macros

Macros

A3

fx US Treas. 303 Misc. DOJ

A B C D E F G H I J K L M N O

| Property Owner/Schedule # | Lien Holder | Deposit Date | Case # | Deed Sale Date | Balance | TD Cost Recovery | Other Dep | Posting | Title Search | Advertising | Fees/Cost | TAXES | Refund Amt | Refunds & Notes |
|---------------------------------|---------------|--------------|----------|----------------|--------------|------------------|-------------|----------|--------------|-------------|------------|----------|-------------|-------------------------------------------------------------------------------------------------------|
| Deard R005312 | Mott, Harry | 10/21/2010 | 2006-021 | 3/15/2011 | \$0.00 | | \$390.39 | | 150.00 | \$57.38 | \$183.61 | | \$0.00 | Treas Deed 3.15.11 to Harry Mott. Taxes pd \$229.48. Rcpt #18581 |
| Maine R013018 | Mott, Harry | 10/21/2010 | 2006-046 | 3/15/2011 | \$0.00 | | \$406.36 | | 150.00 | \$57.38 | \$198.38 | | \$0.00 | Treas Deed 3.15.11 to Harry Mott. Taxes pd \$433.70. Rcpt #18580 |
| Doherty R016324 | Jostes | 11/16/2010 | 2006-064 | 4/5/2011 | \$170.00 | | \$320.00 | | 150.00 | 0.00 | | | | |
| Taylor Trust R006053 | Barnes, David | 12/17/2010 | 2006-174 | 5/17/2011 | \$0.00 | \$378.77 | \$570.00 | | 150.00 | 141.75 | 87.02 | | 570.00 | Redeemed & Deed costs refunded to David Barnes. CA#17252. 05.22.14. 2018 loan paid. Rcpt #18824-18826 |
| Fox Gulch LLC - Montana #1560 | Madej/Kozla | 1/6/2011 | 2006-225 | 6/7/2011 | \$443.50 | | \$592.10 | | 65.00 | 83.60 | | | | |
| Fox Gulch LLC - Nevada #1563 | Madej/Kozla | 1/6/2011 | 2006-226 | 6/7/2011 | \$443.50 | | \$592.10 | | 65.00 | 83.60 | | | | |
| Sivits, Ken - Mary E Mine 19235 | Madej/Kozla | 1/6/2011 | 2006-227 | 6/7/2011 | \$358.50 | | \$592.10 | | 150.00 | 83.60 | | | | |
| Edgar W. Anderson Jr., et al | Madej/Kozla | 1/6/2011 | 2006-236 | 6/7/2011 | \$442.11 | | \$592.11 | | 150.00 | | | | | |
| BALANCE | | | | | \$31,803.23 | \$2,352.17 | \$35,397.58 | \$700.05 | \$3,530.00 | \$3,007.87 | \$3,131.70 | \$934.08 | \$24,583.44 | \$1.00 |
| FUND BAL (GL) | | | | 3/31/2011 | | | | | | | | | | |
| | | | | Difference | -\$31,803.23 | | | | | | | | | |

38-41-110. Payment of delinquent taxes by owner of less than whole property.

- The owner of not less than one-tenth undivided interest in real property which he has owned not less than one year may pay and the county treasurer shall receive from him all delinquent taxes due upon the entire or any other fractional interests therein by redemption from prior or subsequent tax sales or by payment of any taxes which are delinquent, or otherwise, and if at the time of such payment he records with the county clerk and recorder a statement describing the property and showing the payment of such taxes under this article, he shall be subrogated to the first and prior lien of the state of Colorado for such taxes and may foreclose such lien at any time after four years from the date when any part of the taxes so paid first became delinquent, in the same manner and with like remedies as a first mortgage; or he shall be entitled to have any such payment allowed as a setoff in any accounting with any other person interested in such property, whether under the provisions of article [44](#) of title [34](#), C.R.S., or otherwise. The owner of any other fractional interest may at any time prior to foreclosure pay to the treasurer his pro rata share of such payments, with interest and recording fees which shall be repaid to the lien claimant and for which a redemption certificate shall issue, which, when recorded, shall release such interest from such lien.

- **Source:** L. 27: p. 602, § 38. L. 33: p. 796, § 1. CSA: C. 40, § 145. CRS 53: § 118-7-10. C.R.S. 1963: § 118-7-10.

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ANNOTATION

- **Am. Jur.2d.** See 72 Am. Jur.2d, State and Local Taxation, § 743.
- **Rights of co-owners under this section distinguished from right of redemption.** Unlike the right of an interest holder to redeem under § [39-12-103](#), the right granted to certain co-owners to pay delinquent taxes under this section does not result in issuance of a redemption certificate or acquisition of an interest in the delinquent co-owner's estate. Rather, the paying co-owner is granted the right to foreclose the lien for unpaid taxes. *Notch Mountain Corp. v. Elliott*, 898 P.2d 550 (Colo. 1995).
- **Applied** in *Sine v. Stout*, 119 Colo. 254, 203 P.2d 495 (1949); *Latta v. Stout*, 119 Colo. 257, 203 P.2d 496 (1949).