

PARK COUNTY TREASURER AND PUBLIC TRUSTEE



Amy Flint

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Investors who participate in the Park County Tax Lien Sale may be aware of changes coming to the Treasurer's Deed process and we wanted to reach out and provide more information.

Our original Tax Lien Sale will still proceed the same as it has in past years. Nothing prior to or including the original Tax Lien Sale auction will change. The endorsement process and interest accrual will remain the same.

A new Law will go into effect on July 1, 2024, which will change the way in which Treasurer's Deeds are issued. Any applications currently in process that will be deeded prior to July 1, 2024, will not be impacted by these changes, and all new applications are on hold until the effective date. Going forward, deeds will NOT be automatically issued to the Lien Holder, instead, the "option" for Treasurer's Deed will be sold at an Online Public Auction to the highest bidder. The opening bid includes the cost of the Tax Lien combined with Treasurer's fees and costs, such as the Application Deposit, postage fees, Clerk recording fees, etc. Tax Lien Premium Bids are not included in the auction opening bid as they are not part of the Tax Lien Principal.

This auction provides an opportunity for the property to be sold for a "fair market value" as determined by bidding. Upon completion of the auction, the Lien Holder will STILL have the "option" to redeem for the Auction Purchase Price if they would like to take ownership of the property.

Manufactured Homes are not currently included in this process, and the State Legislature is working on creating a legal process to address the Certificate of Ownership for obtaining title to a Manufactured Home. We anticipate a moratorium on all Certificates of Ownership for Manufactured Homes until new legislation has been enacted.

Considering increases in postage fees, clerk recording fees, and other expenses, we are increasing our application deposit for the Treasurer's Deed process to \$1,000. Please feel free to contact Amy Flint (719-836-4238) or Kathleen Wilson (719-836-4239) with any questions. We will do our best to assist you as we implement this new process in Park County.

Sincerely,

Amy Flint
Park County Treasurer and Public Trustee