

COUNTY TREASURER  
Santa Cruz county

LIZ GUTFAHR  
Treasurer  
MARIA ACUNA  
Chief Deputy

P.O. Box 1150  
Nogales, Arizona 85628  
Tel. (520) 375-7980  
Extension 7967  
TDD (520) 761-7816

## 2017 Tax Lien Sale

**Tuesday, February 19, 2019**

1. Sign-in begins at 8:00 a.m. Bidding begins at 9:00 a.m. Room number 120.
2. Bids will be taken by bidder number. (Provided at sign-in)
- a. You must provide the following information to receive bidder number.
  - I. Name(s) as it will appear on the Certificate.
  - II. Address & phone number.
  - III. Completed W-9 form. (We are required by IRS regulation, 1.6041-1 to report interest Earned on Certificates of Purchase.)
- b. You must have a bidder number for each entity for which you are purchasing. C.P.s, (Certificates of Purchase.) Will be issued to **THAT BIDDER NUMBER ONLY**.
3. When a lien is sold with previously issued Certificates, the bidder who buys the 2017 lien will be required to redeem-out any previously issued certificates. The credit for those years will be attached to the 2017 Certificate. This holds true for state owned Certificates, the current purchaser will be required to purchase all previously held state Certificates.
4. As a potential investor of tax liens, you are advised to thoroughly research all aspects of property you are interested in to determine its value to you.
5. A **NON-REFUNDABLE** fee of \$10.00 will be charged per Certificate sold.
6. Payment must be made the day of the sale and receipts will be mailed within 30 days.
7. Payment mailed in from property owners must be in our office by no later than February 4<sup>th</sup> 2019 in order to keep their property from the sale list. Property owners walk in payments have until 5p.m. on February 4<sup>th</sup> in order to keep their property from the sale list
8. The purchase of a C.P. does not give you any physical rights to the property. **YOU ARE BUYING A LIEN, NOT THE PROPERTY.**
9. When the certificate is redeemed you will be notified. **PLEASE VERIFY THE INTEREST AND REDEMPTION AMOUNT PAID.** If you do not agree with the amount, please contact our office immediately. Once the certificate is returned for your redemption check, acceptance is indicated.

# COUNTY TREASURER

## Santa Cruz county

### Remember:

All C.P. holders can pay the subsequent taxes after June 1st of each year. You will not be notified of taxes due, you must inquire.

If you have multiple C.P.'s on the same parcel the owner may redeem one C.P. at a time. Redemptions are accepted by postmark - during times of heavy mail, redemptions may be delayed.

The C.P. books will be closed after the sale until 8:00 AM, March 29, 2019 Invest wisely; look at the property before you buy a lien. Normally, you don't get something for nothing.

As of December 31, 2003 all C.P. holders are responsible to apply for a judgment deed on the property through Santa Cruz County Superior Court. We advise that you use an attorney for this procedure.

The parcels and taxes available are from our public notification requirement as listed in the official newspaper of record for Santa Cruz County. As of January 1, these tax amounts are for previous years that have not been paid. This notification informs property owners of the delinquency and allows them time to pay these taxes and remove the property from the sale. Therefore, many of these parcels will not be available for certificate purchase. The owners have until the day of the sale to pay their tax and we accept the date mailed as payment date.

Some parcels may not be available for the sale due to outstanding bankruptcies on the property. The amounts listed are taxes only, and do not reflect interest, penalties and fees required to purchase the certificate. They also do not reflect partial payments made or prior certificates outstanding that need to be bought out.

**The data provided is for your convenience. Please contact the Treasurer's Office if you need additional information about specific properties.**

