

WHEN CAN YOU APPLY FOR A DEED?

Property sold at the Tax Sale may be redeemed by the legal owner within four (4) years after the date of the sale. The CP holder loses the right to apply for a Tax Deed after six (6) years from the date of the sale. After the 4 year period, the owner of record loses the right to redeem the property once a Tax Deed application has been filed and accepted by the County.

CAN YOU RECOVER ANY EXPENSES?

A maximum of \$250 can be added to the redemption amount as expenses incurred by the CP holder. These fees are acquired through the actions of applying for a Tax Deed.

Those amounts could include:

*Notification of Personal Service
Advertising in the Newspaper
Postage for Certified Mailings
Lien and Title Searches*

Mileage for one trip only, as needed for research

Non-Reimbursable Expenses Include:

Attorney Fees, Meals & Lodging

HOW TO RECOVER EXPENSES?

Original receipts for any of the above expenses incurred by the CP holder with a detailed written statement of such, must be submitted to the Treasurer's Office immediately. This allows us to attach these fees to the account's redemption amount.

If an account is redeemed before the Tax Deed process is complete, the fees will be reimbursed at that time as part of the payoff.

IMPORTANT– *If the account is redeemed prior to us receiving these documents, you will NOT be reimbursed.*

HOW DO YOU APPLY FOR A TAX DEED?

Several requirements must be met to file for a Tax Deed. Although the Treasurer's Office does not have a standardized form to fill out, for legal reasons, please refer to the Wyo. State Statutes for what is required.

They can be viewed online at : <http://legisweb.state.us>

Tax Sale Statutes: 39-13-108 (e) / Application for deed: 39-13-108(v)

Some requirements may be:

- ◆ *At least three months prior to the application a written or printed notice was served on each person in actual possession or occupancy of the real property and the person in whose name the property was taxed or assessed*
- ◆ *If no person occupies the property and the person whose name the property was taxed or assessed cannot be found in the County, notice must be published in a county newspaper once a week for three weeks.*
- ◆ *A certified, written notice must be sent to the legal owner of record three months prior to applying for a Tax Deed. Notices must also be sent to all lien holders and mortgagees.*

Notices must contain:

When the applicant purchased the real property

In whose name the property was taxed

A description of the real property

The year the property was taxes or assessed

When the time of redemption will expire

When the application for tax deed will be made

The amount of any special assessments for local or public improvements if any

The cost for filling a Tax Deed is \$25.00 plus any recording fees

As a means of proving possession and preserving evidence of possession under a tax deed, reference W.S. 34-2-132 & 133 to file an "Affidavit of Possession and Claim under Tax Deed" (This has a 2 year window)

Uinta County Tax Sale

Information Brochure Only

Disclaimer: Any and all investors at this sale accept the Certificate of Purchases issued subject to full knowledge of any possible inherent problems that may occur.

The Treasurer's Office does not provide legal advise, if you have questions or concerns about the deed process it is recommended that you obtain legal council.



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WHAT IS A TAX SALE?

A Tax Sale is held every year in Uinta County, it is normally the third Wednesday in September. This event is held to collect the delinquent taxes owed on real estate so we can distribute the funds to the taxing entities.

As a bidder in a Tax Sale, people have the opportunity to pay the delinquent taxes owed on a parcel, and start earning interest. This creates a CP (Certificate of Purchase) and the parcel is now under assignment. The original Certificate of Purchase is held in the Treasurer's Office, and a duplicate is given to the CP holder.

The owner of the property then has to pay the total paid at the tax sale, plus interest that is then forwarded to the CP holder.

If the account remains unpaid over the course of 5 years, the CP holder can then apply for a Tax Deed to the property.

WHAT IS NEEDED TO PARTICIPATE?

Anyone over the age of 18 can participate. A W-9 is filled out for each bidder, who needs a unique Social Security number or corporate ID. This means only one person can bid for a business. You must have a bidder number to attend the Sale.

The Uinta County Tax Sale is a lottery system, which does not allow participants to choose a specific parcel. You will be assigned a bidder number, and each bidder will have an equal opportunity. All parcels published are sold individually. If your number is drawn, you have the option of paying the amount advertised and acquire a Certificate of Purchase, or reject it. (Our system has a variance set at 1 parcel per round based on the number of bidders. Ex. If we have 10 parcels and 10 bidders everyone would get a parcel)

Registration is the morning of the Sale from 8-9 AM. We will not allow registration past 9, and you must be present to participate. You will be assigned your bidder number at this time.

If you leave during the sale and your number is called we will assume you do not want the bid and the parcel will be offered to the next number drawn.

WHAT RIGHTS DOES A CERTIFICATE HOLDER HAVE?

A CP holder only has a lien on the property. No rights to the land or house are granted. Ownership is not valid until such time as the proper steps described in W.S. 39-13-108 have been taken and a tax deed has been issued.

Property Tax information is public record, therefore we will disclose the name of the individual who purchased the CP on the property sold at the Tax Sale. However, your contact information will not be released unless you sign a release in the Treasurer's Office.

HOW MUCH DOES IT COST TO PURCHASE A CERTIFICATE OF PURCHASE?

We advertise for 3 weeks prior to the Tax Sale. The price will be listed for each account. This includes the delinquent tax amount, advertising fees, and a CP fee. Listings will also be available on the County's website leading up to the Tax Sale date. www.uintacounty.com

The Tax amount may change in following years due to improvements to the property.

IS THE OWNER OF THE PROPERTY NOTIFIED?

Prior to the Tax Sale, Uinta County sends delinquent billings after the 2nd half due date on May 10th each year. The billings reflect the amount due, notification of it being published in the local newspaper and the date of the tax sale.

WHAT DO YOU DO ONCE YOU HAVE BOUGHT A CERTIFICATE?

A Certificate holder cannot sign-over (or re-assign) the CP for 30 days after the Tax Sale. There is a \$20.00 fee to do a re-assignment. The form can be obtained from the Treasurer's Office.

Each year beginning May 11th and prior to the date of the next year's sale, CP holders have the option to pay the current year's taxes. You will not receive a notice, as this is optional and you are not the property owner. You will need to contact our office for the amount owing after May 10th. It is not required that you pay the following years taxes however, the parcel will go back to the Tax Sale.

CP holders who obtained a Tax Deed will be responsible for any other subsequent taxes or CP redemptions including interest, if any.

WHAT HAPPENS IF THE PROPERTY IS REDEEMED?

Taxes sold may only be redeemed by the legal owner, or lien holder. The payment amount is equal to the total paid at the Tax Sale, plus 3% interest, and an additional 15% interest per year.

Payments received from owners with a postmark date prior to the Tax Sale will be applied, and the investor will be reimbursed the amount paid at the Sale, with no interest.

Please cash your redemption checks as soon as possible. If the check does not get cashed we will submit the funds to the Unclaimed Property Division.