Eagle County Treasurer's Office

Procedures to Apply for a Treasurer's Deed

A Treasurer's Deed may be issued 3 years from the original date of the Tax Lien Sale Certificate of Purchase (39-11-120). The Treasurer's Deed process takes approximately six months to complete.

The certificate holder must submit a completed Treasurer's Deed application along with the $300 Treasurer's Deed application fee to start the deed process.

Application Process:

1. The property owner of record is notified of the Treasurer's Deed application by regular mail at the last known address and is given 10 days to redeem the lien before the Treasurer's Deed process continues.

2. The Treasurer's Deed application fee will cover the following expenses:
   o Title search
   o Publication of legal notice in the newspaper
   o Certified mailing to all persons whose names appear on the title search.
   o Sheriff's service fees
   o Recording fees

3. A title search is ordered and researched.

4. A "Notice of Purchase" is prepared and published weekly in the Eagle Valley Enterprise for 3 consecutive weeks. The notice will state the date of deed issuance and list the names of those persons having an interest or title of record.

5. The newspaper notice is sent by certified mail to the parties of interest whose names are published in the newspaper.

6. A notice is posted on the property and served to the owner of record if they do not reside at the property.

7. The property owner may redeem the Tax Lien Sale Certificate of Purchase at any time up until the deed is issued.

8. The only person who may be issued a Treasurer's Deed is the certificate holder; however, a tax lien sale certificate of purchase may be assigned.

9. All property taxes and the balance of treasurer's deed fees (if any) must be paid prior to the issuance of the treasurer's deed.

Any deposit money left over after the deed is issued will be refunded. If the certificate is redeemed prior to issuance of the deed, all deposit monies will be returned.