

Platte County Treasurer

Linda Poe Bowen, Treasurer

806 9th Street

Wheatland, WY 82201

(307) 322-2092

Kristi Rietz
1st Deputy

Reno Taylor
Deputy

Pam Riedesel
Deputy

Valerie Martin
Deputy

CERTIFICATE OF PURCHASE HOLDER'S INFORMATION FOR APPLYING FOR A TREASURER'S DEED

W.S. 39-13-108

W.S. 39-13-109

At least three (3) months prior to applying for a Treasurer's Deed, send a certified letter with return receipt requested to the last known address of the land owner, and mortgages, which are known or disclosed by public record. W.S. 39-13-108 (v)(B)(I)

If the statutory time for redemption (4 years) has expired, the land owner may still be entitled to redeem the property during the three (3) month period as set forth in Wyoming Statutes.

If the letter is received by land owner, use the returned receipt to apply for the Treasurer's Deed.

If the letter is not accepted by the land owner, you must advertise following the guidelines set forth in W.S. 39-13-108 (v)(B)(II). To save having to advertise more than once, you can have attorney check your legal ad prior to having it in the paper.

In order to receive actual expenses incurred during application, the Certificate of Purchase holder must file a sworn statement of actual expenses with the County Treasurer. This will be collected from the land owner in case of redemption after application procedures but before acquiring a Treasurer's Deed 39-13-109 (e)(iv)(c).

After completion of one or more of the above, use the proper documentation to apply for the Treasurer's Deed.

The County Attorney will approve your application prior to the actual filing of the Treasurer's Deed.

The Treasurer's Deed is to be filed in the County Clerk's Office along with the original receipts: Certificate of Purchases(s) and Subsequent Tax Receipts, if applicable.

Any legal questions you may have regarding the above guidelines should be directed to your private attorney.

Wyoming Statutes are available online @ <http://legisweb.state.wy.us/titles/statutes.htm>

THIS OFFICE IS PROHIBITED BY LAW TO OFFER ANY LEGAL ADVICE OR TO ANSWER LEGAL QUESTIONS.