

KNOWN INTERESTED PARTY NOTICE OF APPLICATION FOR A PUBLIC AUCTION OF A CERTIFICATE OF OPTION FOR TREASURER'S DEED

Tax Lien Sale Certificate No. 2020-52

Schedule/Account No. 598720407003/R007429

Treasurer's Deed No. 2023-14

To Every Person in Actual Possession or Occupancy of the hereinafter Described Land, Lot or Premises, and to the Person in Whose Name the Same was Taxed or Specially Assessed, and to all Persons having an Interest or Title of Record in or to the said Premises and To Whom It May Concern, and more especially to:

Julianita C. Hernandez

You and each of you are hereby notified that on the 19th day of November, 2020 the then County Treasurer of the County of Conejos, in the State of Colorado, sold at public tax lien sale to Russ Espinoza the following described real estate situate in the County of Conejos, State of Colorado, to wit:

LEGAL DESCRIPTION: LOTS 3, 4, 5 AND 6 IN BLOCK 7 OF CORLETTS ADDITION TO THE TOWN OF ANTONITO, AS PER RECORDED PLAT IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF CONEJOS COUNTY, STATE OF COLORADO.

and said County Treasurer issued a certificate of purchase therefore to Russ Espinoza. That said tax lien sale was made to satisfy the delinquent taxes assessed against said real estate for the year 2019. That said real estate was taxed or specially assessed in the name(s) of Julianita C. Hernandez.

That said Russ Espinoza on the 8th day of August, 2024, the present holder of said certificate, has made request upon the Treasurer of said County by presenting an Application for a Public Auction of a Certificate of Option for Treasurer's Deed pursuant to C.R.S. 39-11.5-101 for initiation of the process for a deed to said real estate; Notice Is Hereby Given that on the first possible Auction date (unless the Auction is continued) at 10:00 a.m. on Wednesday, March 5, 2025, at 12987 County Road G6/Veterans Blvd, Conejos, Colorado, I will sell at Public Auction to the highest and best bidder for cash, the said real property and all interest of said Lawful Holder, Lawful Holders' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Application for a Public Auction of a Certificate of Option for Treasurer's Deed, plus fees, expenses of sale and other items allowed by law, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.



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*You may track the Public Auction date on the Treasurer's website: conejoscounty.colorado.gov

Said property may be redeemed at any time prior to the actual Public Auction.

Witness my hand this 23rd day of October, 2024.



TREASURER SEAL

A handwritten signature in cursive script, appearing to read "Mad M. Crockett", is written over a horizontal line.

County Treasurer