

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

Tax Lien Sale Certificate No. 2020-31

Schedule/Account No. 556335202080/R001033

Treasurer's Deed No. 2023-6

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:

SUSAN DENIN

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 Kent Taylor the following described real estate situate in the County of Conejos State of Colorado, to wit:

LEGAL DESCRIPTION: LOT 80, IN BLOCK B, IN ALAMOSA RIVER ESTATES AS SHOWN ON THE MAP THEREOF FILED UNDER RECEPTION NO 162110 OF THE RECORDS OF CONEJOS COUNTY, COLORADO. SUBJECT TO PROTECTIVE CONENANTS RECORDED IN BOOK 239 AT PAGE 520 OF THE CONEJOS COUNTY, STATE OF COLORADO RECORDS.

and said County Treasurer issued a certificate of purchase therefore to Kent Taylor. 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 Susan Denin.

That said Kent Taylor 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.



A handwritten signature in cursive script, reading 'Mack M. Crowther', is written over a horizontal line.

Mack M. Crowther, County Treasurer