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

**Tax Lien Sale Certificate No. \_55-2021\_\_\_\_\_**

**Schedule/Account No. \_\_\_R010046 \_\_\_\_\_\_**

**Treasurer’s Deed No. \_\_BC2-2024\_\_\_\_\_\_\_\_\_\_**

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:

TYPE PARTIES HERE

Frank G Welch

You and each of you are hereby notified that on the \_\_\_18th \_\_ day of \_November\_\_, 2021 the then County Treasurer of the County of Baca, in the State of Colorado, sold at public tax lien sale to \_Welch Family Trust\_\_ the following described real estate situate in the County of Baca, State of Colorado, to wit:

LEGAL DESCRIPTION:

Part of South Half Northeast Quarter (S2NE4), Ex 1.5A in Cimarron City

Section 26, Township 34 South, Range 48 West of the 6th p.m. 78.5A M/L

Situate in the County of Baca, State of Colorado

and said County Treasurer issued a certificate of purchase therefore to \_ Welch Family Trust\_.  That said tax lien sale was made to satisfy the delinquent taxes assessed against said real estate for the year 2020.  That said real estate was taxed or specially assessed in the name(s) of

 \_Frank G Welch\_\_\_\_\_\_\_\_

That said **Welch Family Trust** on the \_15th 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,  May 7, 2025, at Baca County Courthouse 741 Main St Suite 2, Springfield, 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.

When no publication is required: List 4-week posting period and locations of postings.

 Baca County Treasurer’s Office

Baca County Clerk’s Office

Baca County Assessor’s Office

Town of Springfield

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

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

Witness my hand this 7th day of January, 2025.

