

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED
25-08**

To all current occupants, owners, parties of interest, and to all others listed on the mailing list on file at the Treasurer's Office:

You are hereby notified that on November 17, 2022, the Treasurer of Fremont County, Colorado, sold a tax lien on the following property at public sale to BRAVO PROPERTY MANAGEMENT CO INC:

LEGAL DESCRIPTION: S2NW4NE4SW4 SEC 13-20-73 FLA-COLO ACRES TR-62

PROPERTY ADDRESS: 1139 24TH TRAIL, COTOPAXI, CO, 81223

A Certificate of Purchase was issued to BRAVO PROPERTY MANAGEMENT CO INC for unpaid property taxes for the year 2021-2024. The property was assessed in the name of PATRICK MICHAEL CESSNUN.

On September 24, 2025, BRAVO PROPERTY MANAGEMENT CO INC, the current certificate holder, filed an Application for a Public Auction of a Certificate of Option for Treasurer's Deed, under C.R.S. 39-11.5-101.

NOTICE: The property will be sold at public auction to the highest bidder at 10:00 a.m. on Tuesday, March 10, 2026. The sale will include the real estate and all interests held by the Lawful Holder, along with applicable fees, costs, and legal charges.

First Publication: 11/15/2025

Last Publication: 11/29/2025

Published in: Canon City Daily Record

You may track the Public Auction date on the Treasurer's website: fremontcountyco.gov

The property may be redeemed at any time before the actual public auction.

Dated: January 22, 2026



A handwritten signature in black ink that reads "Kathy Elliott".

Kathy Elliott, Treasurer of Fremont County, Colorado