

**KNOWN INTERESTED PARTY NOTICE OF APPLICATION FOR A PUBLIC
AUCTION OF A CERTIFICATE OF OPTION FOR TREASURER'S DEED
NO.: 24-07 / Account No. R042932 / 2021-00072**

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: **Warren Phipps and Mary Phipps**

You and each of you are hereby notified that on the **11/18/2021** the then County Treasurer of the County of Fremont, in the State of Colorado, sold at public tax lien sale to **Denise Kelly** the following described real estate situate in the County of Fremont, State of Colorado, to wit:

**LEGAL DESCRIPTION: ALL THAT PORTION OF THE W 1/2 TRACT 44 IN 14-19-68
BEAVER PARK PLAT #3 LYING S OF HWY 50**

and said County Treasurer issued a certificate of purchase therefore to **Denise Kelly**. 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 **Warren Phipps and Mary Phipps**

That said **Denise Kelly** on **08/22/2024** 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 **9 a.m. on Tuesday, 03/11/2025 at Fremont County Treasurer's office, 615 Macon Ave. Suite 104, Canon City, 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.

First Publication: **11/02/2024**; Last Publication; **11/16/2024**

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Said property may be redeemed no later than day before sale prior to the actual Public Auction. This notice is being mailed on **10/24/2024** to all parties. Visit Fremont County website at www.fremontcountyco.gov for file updates.

Date Signed

Kathy Elliott, Fremont County Treasurer