

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

Tax Lien Sale Certificate No. 2021043

Schedule/Account No. N1884

Treasurer's Deed No. 2024-04

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:

HOMER SPENCE
C/O RAY SPENCE
PO BOX 1938
ASH FORK, AZ 86320

You and each of you are hereby notified that on the 17th day of November 2021 the then County Treasurer of the County of San Juan, in the State of Colorado, sold at public tax lien sale to Kent Taylor (COP HOLDER) the following described real estate situate in the County of San Juan, State of Colorado, to wit:

LEGAL DESCRIPTION:

GOLD DIRT - 18907

and said County Treasurer issued a certificate of purchase therefore to Kent Taylor (COP HOLDER). 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)

HOMER SPENCE

That said Kent Taylor (LAWFUL HOLDER) on the 23rd day of December, 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, July 2, 2025, at 1557 Greene Street, Silverton 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: February 27, 2025

Last Publication: March 13, 2025

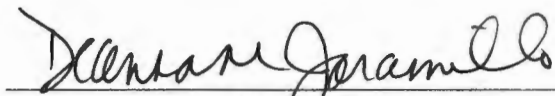
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*You may track the Public Auction date on the Treasurer's website: www.sanjuancounty.colorado.gov

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

Witness my hand on this 12th day of February 2025.





County Treasurer