

**NOTICE OF PURCHASE OF REAL ESTATE AT TAX LIEN SALE AND OF A PUBLIC AUCTION OF A CERTIFICATE OF OPTION FOR TREASURER'S DEED**

**23-48**

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

**BEEBE LLC**

You and each of you are hereby notified that on the **16th** day of **NOVEMBER**, A.D. **2011**, the then County Treasurer of the County of Washington, in the State of Colorado, sold at public tax lien sale to **COUNTY HELD** the following described real estate situate in the County of Washington, State of Colorado, to-wit:

**REAL PROPERTY: HUESKE ADD BLK 5 W 1/2 LOT 17**

and said County Treasurer issued a certificate of purchase therefore to **COUNTY HELD**

That said tax lien sale was made to satisfy the delinquent taxes assessed against said real estate for the year **2010**;

That said real estate was taxed or specially assessed in the name of **BEEBE LLC** for said year **2011**;

That on the **11TH** day of **JULY**, **2024**, said **COUNTY HELD** assigned said certificate of purchase to **DANIELS RICHARD A JR LIFE ESTATE (BD)**

That said **DANIELS RICHARD A JR LIFE ESTATE (BD)** on the **11TH** day of **JULY**, **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 Thursday, January 16 2025, at 150 Ash Ave. Akron 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.

Said property may be redeemed from said sale at any time prior to the actual execution of said Treasurer's Deed.

Witness my hand this **12TH** day of **SEPTEMBER**, A.D. **2024**

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**MICHELLE L SWAN**  
Washington County Treasurer

**CERTIFICATE OF MAILING**

STATE OF COLORADO )  
County of Washington )

I hereby certify that I have posted Notice of Pending Treasurer's Deed Issuance in a conspicuous place at the Washington County Treasurer's Office on this **12TH** day of **SEPTEMBER**, **2024** CERT. # **37927**

That I deposited in the Post Office at Akron, in the state of Colorado, a true copy of the within Notice, enclosed in an envelope to be sent by certified mail, with postage and registration fee prepaid and addressed to each of the following named persons at the address set opposite the respective name, to-wit: certify that I have complied with the provisions of CRS, Section 39-11-128.

**NAME**

**ADDRESS**

BEEBE LLC

117 MAIN AVE AKRON CO 80720

Dated this **12th** day of **SEPTEMBER**, A.D. **2024**.

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**MICHELLE L SWAN**  
Washington County Treasurer

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