

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED  
2025-015TD**

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 21, 2022, the Treasurer of Otero County, Colorado, sold a tax lien on the following property at public sale to Benjamin Guera ("COP HOLDER"):

**LEGAL DESCRIPTION:** Lot7 and Lot 8 Block 14, Park Addition to the City of Rocky Ford.  
County of Otero, State of Colorado

**PROPERTY ADDRESS:** 713 N. 7th St, Rocky Ford, CO, 81067

A Certificate of Purchase was issued to the COP HOLDER for unpaid property taxes for the year 2021-2024. The property was assessed in the name of Charlie Amaya ("PROPERTY OWNER").

On December 1, 2025, Benjamin Guera ("LAWFUL HOLDER"), the current certificate holder, filed an Application for a Public Auction of a Certificate of Option for Treasurer's Deed (COO), 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, April 21, 2026, 13 W 3rd St. Room 213 The sale will include the real estate and all interests held by the Lawful Holder, along with applicable fees, costs, and legal charges.

You may track the Public Auction date on the Treasurer's website: [oterocounty,colorado.gov](http://oterocounty,colorado.gov)

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

Dated: February 18, 2026



Sharon K. Jones, Treasurer of Otero County, Colorado