

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

Tax Lien Sale Certificate No.DOC480S891

Schedule/Account No. 102152

Treasurer's Deed No. 2025-001TD

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:

PioQuinto Garcia Madrigal 80 Benton St Lakewood CO 80226-2419
PioQuinto Garcia Madrigal 9677 County Road JJ.5 Manzanola CO 81058
Rita E. Ramirez 80 Benton St Lakewood CO 80226-2419
Rita E. Ramirez 9677 County Road JJ.5 Manzanola CO 81058
Occupant 9677 County Road JJ.5 Manzanola CO 81058
FoxRose Capital 6344 Compton Road Fort Collins CO 80525
Sharon Jones, Otero County Treasurer P O Box 501 La Junta CO 81050

You and each of you are hereby notified that on the 23rd day of November, 2020 the then County Treasurer of the County of Otero, in the State of Colorado, sold at public tax lien sale to FoxRose Captial the following described real estate situate in the County of Otero, State of Colorado, to wit:

LEGAL DESCRIPTION: A tract of land lying in the SW1/4NE1/4 of Sec. 28, Twp.22 S., Rg. 58 W. of the 6th P.M., and being more particularly described as follows: Beginning at the Southeast corner of the SW1/4NE1/4 of said Sec. 28, thence N.89°56'W. along the south line of said SW1/4NE1/4,522.8 feet; thence N.0°04"E.,31.8 feet; thence N.52°12'E.,219.6 feet; thence N. 54°49'E.,355.5 feet; thence N.84°52'E., 59.3 feet to the East line of said SW1/4NE1/4;thence S.0°02'W., along said East Line, 377.1 feet to the point of beginning.

Also known as: 9677 County Road JJ.5 Manzanola CO 81058

and said County Treasurer issued a certificate of purchase therefore to FoxRose Capital. 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:

Pioquint Garcia Madrigal and Rita E. Ramirez, as joint tenants.

That said FoxRose Captial on the 21st day of January, 2025 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 Tuesday, June 10, 2025 at the Office of Otero County Treasurer 13 W 3rd St., Room 213, La Junta, 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.

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

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

Witness my hand this 3rd day of February, 2025.



Otero County Treasurer