

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

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,

**FABIAN CHAVEZ
SETH KAPLAN**

You and each of you are hereby notified that on the 16TH Day of November, 2021 the then County Treasurer of the County of Yuma, in the State of Colorado, sold at public tax lien sale to SETH KAPLAN the following described real estate situated in the County of Yuma, State of Colorado, to-wit;

**LEGAL DESCRIPTION: SOUTH ECKLEY, ECKLEY, COLORADO, BLOCK 3: LOTS 1 AND 2
PARCEL #T007086
ACTUAL VALUATION: \$7,150.00 ASSESSED VALUATION: \$2,000.00
TAX LIEN CERTIFICATE #20200034**

and said County Treasurer issued a certificate of purchase therefore to SETH KAPLAN.

That said tax lien was made to satisfy the delinquent taxes or special assessments assessed against said real estate for the year 2020;

That said real estate was taxed or specially assessed in the name FABIAN CHAVEZ for said years 2020;

That SETH KAPLAN, the current holder of said certificate, made request on November 4th, 2024 upon the Yuma County Treasurer 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, unless the same has been redeemed, on the first possible Auction date (unless the Auction is continued) at 9:00 o'clock in the A.M., on Thursday, June 12th, 2025, at the west steps of the Yuma County Courthouse, Wray, 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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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 30th day of January, 2025

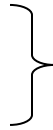
/Signature 

Chrystal Hammond
County Treasurer of Yuma County, Colorado



(County Seal)

**STATE OF COLORADO
COUNTY OF YUMA**



I hereby certify that I have served, or have cause to be served, the within Notice this 30th day of January, 2025, by delivering to and leaving with The Postmaster of Wray, Colorado personally in the County of Yuma and State of Colorado, a true copy of the within Notice;

That I deposited in the Post Office at Wray in the State of Colorado, a true copy of the within Notice, enclosed in an envelope to be sent by certified mail and return receipt with postage prepaid and addressed to each of the following named persons at the address listed next to the respective name, to-wit;

- FABIAN CHAVEZ, 220 N. DETROIT ST., YUMA, CO 80759
- FABIAN CHAVEZ, 100 S. MAIN ST, ECKLEY, CO 80727
- LESSEE, 100 S. MAIN ST, ECKLEY, CO 80727
- CURRENT OCCUPANT, 100 S. MAIN ST, ECKLEY, CO 80727
- ORDER OF HOPE NEITZ-HOBBIE, 42217 N. 261ST AVE, MORRISTOWN, AZ 85342
- HOPE NEITZ-HOBBIE, 42217 N. 261ST AVE, MORRISTOWN, AZ 85342
- HOPE O'NEAL, 42217 N. 261ST AVE, MORRISTOWN, AZ 85342
- SETH KAPLAN, 22356 E. DORADO PLACE, AURORA, CO 80015

That I caused the within Notice to be published three times at intervals of one week, in the **YUMA PIONEER**, a newspaper in the County of Yuma in which said premises are situate;

I further certify that I have complied with the provisions of CRS, Section 39-11.5-104.

Dated this 30th day of January, 2025

/Signature 

Chrystal Hammond
County Treasurer of Yuma County, Colorado



(County Seal)