

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,

**JULIE R. ROBINSON
ELEGMENT, LLC**

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 ELEGMENT, LLC the following described real estate situated in the County of Yuma, State of Colorado, to-wit;

LEGAL DESCRIPTION: SEE ATTACHED "EXHIBIT A"

PARCEL #R214188

ACTUAL VALUATION: \$132,970.00 ASSESSED VALUATION: \$5,700.00

TAX LIEN CERTIFICATE #20200107

and said County Treasurer issued a certificate of purchase therefore to ELEGMENT, LLC.

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 JULIE R. ROBINSON for said years 2020;

That ELEGMENT, LLC, 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 19th, 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.

First Publication: February 26th, 2025

Last Publication: March 12th, 2025

Published in the WRAY GAZETTE

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

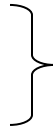
/Signature 

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;

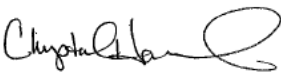
That I deposited in the Post Office at Wray in the State of Colorado, a true copy of the within Notice, enclosed in an envelope to be sent by certified mail and return receipt with postage prepaid and addressed to each of the following named persons at the address listed next to the respective name,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

- JULIE R. ROBINSON, 26370 COUNTY ROAD 37, WRAY, CO 80758-9726
- CURRENT OCCUPANT, 26370 COUNTY ROAD 37, WRAY, CO 80758-9726
- LESSEE, 26370 COUNTY ROAD 37, WRAY, CO 80758-9726
- JULIE R. ROBINSON, 26222 COUNTY RD 37, WRAY, CO 80758
- CURRENT OCCUPANT, 26222 COUNTY RD 37, WRAY, CO 80758
- LESSEE, 26222 COUNTY RD 37, WRAY, CO 80758
- A-1 COLLECTION AGENCY, LLC, PO BOX 1929, GRAND JUNCTION, CO 81502
- INTERNAL REVENUE SERVICE, STOP 8420G, P.O. BOX 145595, CINCINNATI, OH 45250-9734
- COLLECTION ADVISORY GROUP MANAGER, INTERNAL REVENUE SERVICE, 1999 BROADWAY, MS 5021DEN, DENVER, CO 80202-2490
- ELEGMENT, LLC, 5680 HIGHWAY 6, SUITE 214, MISSOURI CITY, TX 77459

That I caused the within Notice to be published three times at intervals of one week, in the **WRAY GAZETTE**, 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



EXHIBIT A
LIEN CERT #20200107

LEGAL DESCRIPTION:

TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6TH P.M.

SECTION 32: A tract of land located in the N½NW¼ Section 32, Township 2 North, Range 44 West of the 6th P.M., Yuma County, Colorado, said tract being more particularly described as follows:

Commencing at the North ¼ Corner of Section 32, Township 2 North, Range 44 West of the 6th P.M., Yuma County, Colorado;

Thence S 89°54'00" W a distance of 890.18 feet to the point of beginning, also being the Northwest corner of a tract of land recoded in the Yuma County Clerk's office at Reception #515878, dated February 18, 2004;

Thence S 02°49'39" E on the West line of said tract of land a distance of 458.27 feet to the Southwest corner of said tract of land;

Thence S 02°49'39" E a distance of 863.84 feet to a point on the South line of the N½ of said NW¼;

Thence S 89°46'43" W on said South line a distance of 250.90 feet to the beginning of a nontangent 6014.68 foot radius curve concave Southwesterly;

Thence Northwesterly on the arc of said curve 536.38 feet (chord bearing N 69°52'10" W, chord distance 536.2 feet);

Thence N 02°49'40" W a distance of 1136.92 feet to a point on the North line of said NW¼;

Thence N 89°54'00" E on said North line a distance of 745.22 feet to the point of beginning;

AND a tract of land located in the N½NW¼ Section 32, Township 2 North, Range 44 West of the 6th P.M., Yuma County, Colorado, said tract being more particularly described as follows:

Commencing at the N¼ Corner of Section 32, Township 2 North, Range 44 West of the 6th P.M., Yuma County, Colorado;

Thence S 89°54'00" W on the North line of the NW¼ a distance of 1635.40 feet to the point of beginning;

Thence S 02°49'40" E a distance of 1136.92 feet to the beginning of a nontangent 6014.68 foot radius curve concave Southwesterly;

Thence Northwesterly on the arc of said curve 874.02 feet (chord bearing N 76°35'14" W, chord distance 873.25 feet) to the beginning of a nontangent 3034.30 foot radius curve concave Southwesterly;

Thence Northwesterly on the arc of said curve 231.34 feet (chord bearing N 65°11'53" W, chord distance 231.28 feet);

Thence N 01°39'03" W on the West line of the said NW¼ a distance of 204.42 feet to the Southwest corner of a tract of land recorded in the Yuma County Clerk's Office at Reception #00522298, dated May 2, 2005;

Thence N 89°55'04" E on the South line of said tract of land a distance of 230.03 feet to the Southeast Corner of said tract of land;

Thence N 01°39'21" W on the East line of said tract of land a distance of 630.10 feet to the Northeast Corner of said tract of land;

Thence N 89°54'00" E on the said North line a distance of 797.37 feet to the point of beginning;

AND a tract of land located in the N ½NW¼ Section 32, Township 2 North, Range 44 West of the 6th P.M., Yuma County, Colorado, said tract being more particularly described as follows:

Beginning at the West 1/16 Corner of the NW¼ Section 32, Township 2 North, Range 44 West of the 6th P.M., Yuma County, Colorado;

Thence N 01°39'03" W on the West line of said NW¼ a distance of 119.57 feet to the beginning of a nontangent 5588.67 foot radius curve concave Southwesterly;

Thence Southeasterly on the arc of said curve 623.04 feet (chord bearing S 79°09'17" E, chord distance 622.71 feet) to a point on the South line of the N½ of the NW¼;
Thence S 89°46'43" W on said South line a distance of 608.15 feet to the point of beginning;

