

**NOTICE OF PURCHASE OF MINERAL INTEREST 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,

**AVIS IRVINE
JERRELL IRVINE
RUBEN RICHARDSON
CONNIE RICHARDSON**

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 RUBEN RICHARDSON AND CONNIE RICHARDSON the following described real estate situated in the County of Yuma, State of Colorado, to-wit;

LEGAL DESCRIPTION: 2.5% OF 1/64 MI NW4, SE4 SEC 31 3N46; SEVERED MINERAL INTEREST

PARCEL #S925381

ACTUAL VALUATION: \$90.00

ASSESSED VALUATION: \$30.00

TAX LIEN CERTIFICATE #20200013

and said County Treasurer issued a certificate of purchase therefore to RUBEN RICHARDSON AND CONNIE RICHARDSON.

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 AVIS IRVINE for said years 2020;

That RUBEN RICHARDSON AND CONNIE RICHARDSON, the current holder of said certificate, made request on August 18th, 2025 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;

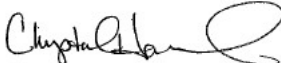
Notice is Hereby Given that, unless the same has been redeemed, on the first possible Auction date (unless the Auction is continued) at 9:00 o'clock in the A.M., on Thursday, February 19th, 2026, at the west steps of the Yuma County Courthouse, Wray, Colorado, I will sell at Public Auction to the highest 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: Below Assessed Value Publication Threshold Per C.R.S. 39-11.5-104(6)

Last Publication:

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 14th day of October, 2025

/Signature 

Chrystal Hammond
County Treasurer of Yuma County, Colorado



(County Seal)