

NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED
TD 202500018

To all current occupants, owners, parties of interest, and to all others listed on the mailing list on file at the Treasurer's Office, but especially to: **LESTER LARSON, PATRICK WARD & MARILYN WARD LIVING TRUST**

You are hereby notified that on **November 19th, 2019**, the Treasurer of Cheyenne County, Colorado, sold a tax lien on the following property at public sale to **PATRICK WARD & MARILYN WARD LIVING TRUST**.

LEGAL DESCRIPTION: 1/216 Interest in an undivided one-fourth interest in and to all oil, gas and other minerals in and under Lots 5, 6, 7, 8, 9, 10, 11 and 12 in Section 4, Township 13 South, Range 48 West of the 6th P.M., Cheyenne County, Colorado, also described as the North Half (N2) of Section 4.

PROPERTY ADDRESS: N/A

A Certificate of Purchase was issued to **PATRICK WARD & MARILYN WARD LIVING TRUST** for unpaid property taxes for the year 2019. The property was assessed in the name of **LESTER LARSON**.

On March 26th, 2025, **PATRICK WARD & MARILYN WARD LIVING TRUST**, the current certificate holder, filed an Application for a Public Auction of a Certificate of Option for Treasurer' Deed, 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 Thursday, November 13th, 2025, at the Cheyenne County Courthouse, 51 1st Street, Cheyenne Wells, Colorado. The sale will include the real estate and all interests held by the lawful Holder, along with applicable fees, costs, and legal charges.

When no publication is required, the notice will be posted for four weeks at the following locations: Cheyenne County Courthouse, Cheyenne Wells Post Office, Kit Carson Post Office, Arapahoe or Wild Horse Post Office.

- *First Publication date:* NA
- *Last Publication date:* NA
- *Published in:* Kiowa County Independent

You may track the Public Auction date on the Treasurer website: <https://co.cheyenne.co.us/departments/treasurer>

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

Dated: July 9th, 2025



Gaila Mitchek

Gaila Mitchek/County Treasurer