

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

**Tax Lien Sale Certificate No. 2020-00014**

**Schedule/Account No. 10901056**

**Treasurer's Deed No. R002863**

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:

BARNEA RAN  
11450 SUNDANCE LANE  
BOCA RATON FL 33428

3WK, LLC  
357 CHEYENNE STREET  
LA JUNTA CO 81050

You and each of you are hereby notified that on the 9th day of November 2020 the then County Treasurer of the County of Crowley, in the State of Colorado, sold at public tax lien sale to 3WK, LLC the following described real estate situate in the County of Crowley, State of Colorado, to wit:

Legal Description: Lot 8 being a tract of land out of Lots A, B, C, F, G, and H, of Tract 52 in Section 13 according to lines of the independent re-survey accepted April 27, 1925 of Township 20 South, Range 55 West of the 6th P.M., and being more particularly described as follows: Beginning at a point 2022.71 feet S.89°11'08"W., from the Northeast corner of Lots A, B, C, F, G, and H of Tract 52 in Section 13 according to the lines of the independent re-survey accepted April 27, 1925, and also known as the Northwest corner of Lot 7; thence S.89°11'08"W., 570.70 feet to the Northwest corner of the Lot; thence S.00°10'31"W., 2693.14 feet to the Southwest corner of the lot; thence N.89°57'58"E., 570.67 feet to the Southeast corner of the lot; thence N.00°10'31"E., 2684.72 feet to the Point of Beginning at the Northeast corner of the above referenced lot.

AND

Lot 9 being a tract of land out of Lots A, B, C, F, G, and H of Tract 52 in Section 13 according to the lines of the independent re-survey accepted April 27, 1925, of Township 20 South, Range 55 West of the 6th P.M., and being more particularly described as follows: Beginning at a point 2593.41 feet S.89°11'08"W., from the Northeast corner of Lots A, B, C, F, G, and H of Tract 52 in Section 13 according to the lines of the independent re-survey accepted April 27, 1925, and also known as the Northwest corner of Lot 8; thence S.89°11'08"W., 568.93 feet to the Northwest corner of the lot; thence S.00°10'31"W., 2701.53 feet to the Southwest corner of the lot; thence N.89°57'58"E., 568.89 feet to the Southeast corner of the lot; thence N.00°10'31"E., 2693.14 feet to the Point of Beginning at the Northeast

corner of the above referenced lot.  
In the County of Crowley, State of Colorado.

and said County Treasurer issued a certificate of purchase therefore to 3WK, LLC. That said tax lien sale was made to satisfy the delinquent taxes assessed against said real estate for the year 2019. That said real estate was taxed or specially assessed in the name(s) of BARNEA RAN.

That said 3WK, LLC on the 3rd day of March 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 am on Wednesday, August 6, 2025, 631 Main St. Ste 101 Ordway, CO 81063, 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:

Last Publication:

Published in:

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

Witness my hand this 15th day of April 2025.



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Bernadette Gump, Deputy Treasurer of Crowley County,  
Colorado