







5771

# El Paso County COLORADO

ROBERT C. "BOB" BALINK, TREASURER

2011 Taxes Payable in 2012

DATE

June 26, 2012

SCHEDULE NUMBER

54180-00-076

PROPERTY TYPE  
REAL PROPERTY

PROPERTY LOCATION  
PLATTE AVE E

PROPERTY DESCRIPTION  
TRACT A CIMARRON SOUTH FIL NO 1,  
EX THAT PT CONV TO STATE DOT BY  
REC #203029959



54180-00-076\*  
CHRISTENSEN RAYMOND H &  
ALANKA INVESTMENTS  
6425 E PLATTE AVE  
COLORADO SPRINGS, CO 80915-3707

Dear Property Owner:

You are respectfully requested to review your property tax records for the described property. Our records indicate the 2011 property taxes have not been paid. If there is a discrepancy between your records and ours, please advise our office without delay.

When taxes are not paid, a statutory process is followed. A calendar is being provided for the process:

- September 4, 2012 + Last day to pay taxes and preclude your property from being listed in the unpaid tax publication+ **NO POSTMARKS ACCEPTED.**
- Publication Dates September 19, September 26, and October 3, 2012.
- October 12, 2012 + Last day to pay property taxes and stop the sale of a tax lien at public auction.+ **NO POSTMARKS ACCEPTED.**
- October 16 -17, 2012+ Public auction of unpaid taxes.

Particular attention should be given if a **SPECIAL MESSAGE** is noted below. Amounts listed on the remittance coupon are for 2011 taxes payable in 2012 and *may not* include prior year taxes, previous tax liens, or special assessments. It is important to **select a single date and amount** when sending your payment.

Questions may be directed to our office at 719-520-7900.

**DIRECTEN PREGUNTAS A 719-520-7900.**

### SPECIAL MESSAGE UNREDEEMED TAX SALE

RETURN THIS COUPON WITH YOUR PAYMENT

MAKE CHECKS PAYABLE TO:  
EL PASO COUNTY TREASURER

54180-00-076 CHRISTENSEN RAYMOND H &

**SELECT ONLY ONE PAYMENT AMOUNT AND DATE WINDOW**

MAIL PAYMENT AND COUPON TO:  
EL PASO COUNTY TREASURER  
P.O. BOX 2018  
COLO. SPGS., CO 80901-2018

Payment from	Payment through	Amount
Jul. 01, 2012	Jul. 31, 2012	11.88
Aug. 01, 2012	Aug. 31, 2012	11.99
Sep. 01, 2012+	Sep. 04, 2012+	12.11
Sep. 05, 2012+	Sep. 28, 2012+	22.11
Oct. 01, 2012+	Oct. 12, 2012+	22.22

OFFICE LOCATION:  
1675 W. Garden of the Gods Rd., Suite 2100  
COLO. SPGS., CO 80907

TELEPHONE NO: 719-520-7900  
website: <http://trs.elpasoco.com>  
e-mail: [trsweb@elpasoco.com](mailto:trsweb@elpasoco.com)

**+ ALL PAYMENTS MADE AFTER AUGUST 31 MUST BE IN CASH OR CERTIFIED FUNDS.**

**Know all Men by these Presents,** That, whereas, the following described property, viz:

Legal description as described at time of sale: TRACT A CIMARRON SOUTH FIL NO 1

Legal description as now described: TRACT A CIMARRON SOUTH FIL NO 1, EX THAT PT CONV TO STATE DOT BY REC #203029959

EL PASO COUNTY SCHEDULE NUMBER: 54180-00-044, now identified as 54180-00-076

BOOK 97 CERTIFICATE 1023

situated in the County of El Paso and State of Colorado, was subject to taxation for the year (or years) A.D. 1989;

**And, Whereas,** The taxes assessed upon said property for the year (or years) aforesaid remained due and unpaid at the date of the sale hereinafter named;

**And, Whereas,** The Treasurer of the said County did, on the 24<sup>th</sup> day of October, A.D. 1990, by virtue of the authority vested in him by law, at the sale begun and publicly held on the 24<sup>th</sup> day of October, A.D. 1990, expose to public sale at the office of the Treasurer in the County aforesaid, in substantial conformity with the requirements of the statute in such case made and provided, the tax lien on real property above described for the payment of the taxes, delinquent interest, and costs then due and remaining unpaid on said property;

**\*And, Whereas,** At the time and place aforesaid, n/a whose street address is n/a, City or Town of n/a and State of n/a bid on the tax lien on all of the above described property the sum of n/a Dollars and n/a Cents, being the whole amount of taxes, delinquent interest, and costs then due and remaining unpaid upon said property for said year n/a, and the said n/a having offered in his said bid to pay the sum of n/a Dollars and n/a Cents in excess of said taxes, delinquent interest, and costs, and the said bid being the largest amount which any person offered to pay in excess of the said taxes, delinquent interest, and costs so due upon said property for said year n/a, and payment of the said sum having been made by him to the said Treasurer, the said tax lien on such property was stricken off to him at that price;

**\*And, Whereas,** The said n/a whose street address is n/a, City or Town of n/a, County of n/a and State of n/a, did, on the n/a day of n/a, A.D. 2000, duly assign the certificate of the sale of the tax lien on the property as aforesaid, and all his rights, title, and interest in said property, to n/a whose street address is n/a, City or Town of n/a, County of n/a and State of n/a;

**\*And, Whereas,** At the sale so held as aforesaid by the Treasurer, no bids were offered or made by any person or persons for the tax lien on said property, and no person or persons having offered to pay the said taxes, delinquent interest and costs upon said property for said year 1989, and the Treasurer having become satisfied that no sale of the tax lien on said property could be had, therefore the said tax lien on said property was, by the then Treasurer of the said County, stricken off to the said County, and a certificate of sale was duly issued therefor to the said County in accordance with the statute in such case made and provided;

**\*And, Whereas,** The said El Paso County, acting by and through its Treasurer, and in conformity with the order of the Board of County Commissioners of the said County, duly entered of record on the 27<sup>th</sup> day of April, A.D. 2012, did duly assign the certificate of sale of the tax lien on said property, so issued as aforesaid to said County, and all its rights, title, and interest in said property held by virtue of said sale to Thomas E. Richardson whose address is 14445 Chalet Lane City or Town of Colorado Springs, and State of Colorado for the sum of Five Thousand Six Hundred Thirty Three Dollars and Sixty Seven Cents.

**\*And, Whereas,** The said Thomas E. Richardson, whose street address is 14445 Chalet Lane City of Town of Colorado Springs, and State of Colorado, did on the 26<sup>th</sup> day of June 2012, duly assign the certificate of the sale of the tax lien on the rproperty as aforesaid, and all his rights, title, and interest in said property to the City of Colorado Springs, whose street address is 30 South Nevada Avenue City of Town of Colorado Springs, and State of Colorado.

**\*And, Whereas,** The said City of Colorado Springs whose street address is 30 South Nevada Avenue, City or Town of Colorado Springs, and State of Colorado, did on the 9<sup>th</sup> day of November, A.D. 2012, duly assign the certificate of the sale of



the tax lien on the property as aforesaid, and all his rights, title, and interest in said property, to Cherokee Metropolitan District whose street address is 6250 Palmer Park, City or Town of Colorado Springs, and State of Colorado; \*And, Whereas, The said Cherokee Metropolitan District whose address is 6250 Palmer Park, City or Town of Colorado Springs, and State of Colorado, has paid subsequent taxes on said property to the amount of Thirty Eight Dollars and Forty Four Cents,

And, Whereas, More than three years have elapsed since the date of the said sale, and the said property has not been redeemed therefrom as provided by law; And, Whereas, The said property was valued for assessment for said year 1989 at the amount of \$1,250.00;

And, Whereas, All the provisions of the statutes prescribing prerequisites to obtaining tax deeds have been fully complied with, and are now of record, and filed in the office of the Treasurer of said County;

Now, Therefore, I, Robert C. Balink, Treasurer of the County aforesaid, for and in consideration of the sum to the Treasurer paid as aforesaid, and by virtue of the statute in such case made and provided, have granted, bargained, and sold, and by these presents do grant, bargain, and sell the above and foregoing described real estate unto the said Cherokee Metropolitan District whose address is 6250 Palmer Park, City or Town of Colorado Springs, and State of Colorado, Their heirs and assigns, forever, subject to all the rights of redemption by minors, or incompetent persons, as provided by law.

In Witness Whereof, I Robert C. Balink, Treasurer as aforesaid, by virtue of the authority aforesaid, have hereunto set my hand and seal this 16<sup>th</sup> day of November, A.D. 2012.



*Robert C. Balink*

Treasurer of El Paso County, Colorado.

\*Strike out in accordance with fact.

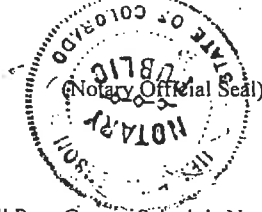
STATE OF COLORADO, } ss.  
County of El Paso

The foregoing instrument was acknowledged before me, this 16<sup>th</sup> day of November 2012, by Robert C. Balink as treasurer of said county.

MY COMMISSION EXPIRES

Witness my hand and official seal.

My commission expires 07/08/2013



*Heidi Benson*

El Paso County Schedule Number 54180-00-076  
Mailing address for Cherokee Metropolitan District  
Future Tax Notices 6250 Palmer Park  
Colorado Springs, CO 80915

No. _____	
<b>TREASURER'S DEED</b>	
From	
Robert C. Balink County Treasurer	
to	
Cherokee Metropolitan District	
} ss.	
STATE OF COLORADO, County of El Paso	
I hereby certify that this Deed was filed for	
record in my office at _____ o'clock _____ m.,	
_____ , 20____ and is duly	
recorded by reception number _____	
By _____	Recorder
_____	Deputy
Fees, \$ _____	
Certificate No. <u>1023</u> Book No. <u>97</u>	
Tax Sale Record	

WHEN RECORDED RETURN TO:  
EL PASO COUNTY TREASURER'S OFFICE  
ATTN: DEEDS