

DELINQUENT TAXES - 2022

PUBLIC NOTICE IS HEREBY GIVEN THAT I WILL, ACCORDING TO LAW, OFFER AN ONLINE AUCTION SALE A TAX LIEN ON DELINQUENT TAXES ON THE 8TH DAY OF NOVEMBER, 2023 AND SUCCEEDING DAYS, COMMENCING AT THE HOUR OF 10:00 O’CLOCK A.M. ON SAID DAY, THE FOLLOWING DESCRIBED REAL ESTATE AND SEVERED MINERAL INTEREST, SITUATE IN WASHINGTON COUNTY, COLORADO ON WHICH TAXES FOR THE YEAR 2022 HAVE NOT BEEN PAID, AS SHALL BE NECESSARY TO PAY THE TAXES HEREIN BELOW SET DOWN, INTEREST AND PENALTIES TO WIT:

DELINQUENT 2022 REAL ESTATE TAXES	DELINQUENT 2022 SEVERED MINERAL TAXES	35 9067190163 58.35	65 9053150168 53.34	96 9078260538 50.02
6 92001004009 512.46 CHASE G W & KIM AKRON ORIG BLK 4 LOTS 9 & 10 BLK 4 S 3 5' LOT 11 BK 947 PG 307	9 9061070007 59.78 ABH BAXTER LLC MIN 2S-53 W2W2NW&SW 7 (6.9375%) 160 N2&SW 17 (6.9375%) 480 SE 17 (6.9375% OF 3/4) 160 ALL 18 (6.9375%) 640	BOHRER RACHEL B MIN 3S-54 S2 19 (1/28) 320 SE 26 (1/28) 160 N2&SW 29 (1/28) 480 ALL 30 (1/28) 640 N2NW 31 (1/28) 80 ALL 32 (1/28) 640 ALL 33 (1/28) 640	CHRISTENSEN JAY D MIN 4S-51 NW 15 (1/2) 160	FERGUSON DESIREE LIVING TRUST MIN 4S-56 W2 26 (3/16) 320
7 92001004012 864.84 CHASE GARY & KIMBERLY AKRON ORIG BLK 4 N 15' LOT 11 BLK 4 LOT 12 BK 932 PG 10	10 9061190008 52.07 ABH BAXTER LLC MIN 2S-53 ALL 19 (6.9375%) 640	36 9068030084 54.57 BOHRER RACHEL B MIN 4S-54 S2N2&S2 3 (1/28) 480 W2SW&SE 4 (1/28) 240 W2&SE 5 (1/28) 480 W2NW&NE 8 (1/28) 240 NW 10 (1/28) 160	66 9071150032 47.66 CHRISTENSEN JAY D MIN 2S-55 SWNW 15 (1/2) 40	97 9027010505 52.54 FIELDER KERRI MIN 3N-52 NE 1 (1/4 TILL 2-26) 160
13 1028200220 552.78 CLARK RICHARD L 5N-49 TR NW4 28 REC#877234	11 9065140007 46.31 ABH BAXTER LLC MIN 1S-54 SW 14 (6.9375%) 160	37 9072250122 46.05 BOHRER RACHEL B MIN 3S-55 S2 25 (1/28) 320	67 9078020445 51.36 CHRISTENSEN JAY D MIN 4S-56 SW 2 (1/4) 160	98 9022060343 46.76 FIELDER KERRI JO MIN 3N-51W NW 6 (1/12) 160
14 2632000010 601.91 DAVIS JAMES R 3N-53 N2 32; NW4 33 BK 959 PG 445	12 9065230220 45.99 ABH BAXTER LLC MIN 1S-54 N2 23 (6.9375% OF 1/2) 320	38 9073170124 53.29 BOHRER RACHEL B MIN 4S-55 N2NE&NW 17 (1/28) 240 S2NE 18 (1/28) 80 S2&NE 19 (1/28) 480 NW 20 (1/28) 160 W2NW&S2SE&SW 31 (1/28) 320 SWSW 32 (1/28) 40	68 9078120444 45.86 CHRISTENSEN JAY D MIN 4S-56 SWSW 12 (1/4) 40	99 9022200338 50.64 FIELDER KERRI JO MIN 3N-51W NW 20 (9/320) 140 SE 20 (1/8) 160 SW 20 (1/6) 160
19 2710400039 100.66 GREAT WESTERN COMMUNICATIONS LLC 3N-54 TR IN SE4 10 2.5 AC BK 1013 PG 933	13 9066120147 58.92 ABH BAXTER LLC MIN 2S-54 ALL 12 (6.9375% OF 1/2) 640 N2 13 (6.9375% OF 1/2) 320 ALL 23 (6.9375%) 640 NE 24 (6.9375% OF 1/2) 160 SE 24 (6.9375% OF 1/2) 160 W2 24 (6.9375%) 320	39 9075300237 45.09 BOHRER RACHEL B MIN 1S-56 S2 30 (1/56) 320	70 9032010208 44.24 COALE DARCY MIN 3N-53 E2 1 (1/256) 320	100 9022200340 46.76 FIELDER KERRI JO MIN 3N-51W NW 20 (1/12) 160
20 1427200069 107.40 HAYNES DARRELL D & PATRICIA L 5N-53 W2NW4 27 BK 981 PG 407	14 9070170487 68.40 ABH BAXTER LLC MIN 1S-55 E2W2&W2NE&SENE&SE 17 (3.46875%) 440 NE&E2W2&W2NW 20 (3.46875%) 400 E2&NESW 21 (6.9375%) 360 NW 21 (3.46875%) 160 SENW &N2NW 27 (6.9375%) 120 E2NE 28 (6.9375%) 80 E2 29 (3.46875%) 320 SW 29 (.08767%) 160 N2 31 (2.6016%) 320 S2 31 (6.9375%) 320 ALL 32 (6.9375%) 640	40 9076310143 49.33 BOHRER RACHEL B MIN 2S-56 W2&W2SE 31 (1/14) 400	71 9032270223 52.45 COLEMAN DORIS G MIN 3N-53 NW 27 (1/8) 160 SE 28 (1/8) 160	101 9027010561 61.64 FIELDER KERRI JO MIN 3N-52W W2 1 (1/6) 320 SW 2 (1/6) 160 NW 12 (1/6) 160
24 7827400133 53.85 KARR ELDON L 5S-50 1/20TH INT: SE4 27 BK 957 PG 122 CRAIG MARK E & DIANA L REVOCABLE TRUST 5S-50 19/20 INT: SE4 27 BK 977 PG 451-453	15 9071030236 56.68 ABH BAXTER LLC MIN 2S-55 NW 3 (6.9375% OF 22/64) 160 SW 3 (6.9375% OF 54/64) 160 N2 4 (6.9375% OF 22/64) 320 NW 5 (6.9375%) 160 W2E2 5 (6.9375% OF 3/4) 160 NE 8 (6.9375% OF 99%) 160 SE 8 (6.9375% OF 72%) 160 NW 8 (6.9375%) 160 E2SW 8 (6.9375%) 80 E2 15 (6.9375% OF 1/4) 320 NE 17 (6.9375% OF 3/4) 160 E2NW 17 (6.9375%) 80	41 9077210271 49.52 BOHRER RACHEL B MIN 3S-56 SENE 21 (1/28) 40 NW 25 (1/28) 160 NW&S2 26 (1/28) 480 SE 27 (1/28) 160	72 9032270224 48.24 COLEMAN DORIS G MIN 3N-53 SW 27 (1/8) 160	102 9027010563 45.48 FIELDER KERRI JO MIN 3N-52W SE 1 (1/24 TILL 2034) 160
25 1125000035 1532.94 LAIR ETHEL ALICE 5N-50 ALL 25 BK 921 PG 530	16 9078110490 68.34 ABH BAXTER LLC MIN 4S-56 W2SE 11 (1/2) 80 W2E2 & E2SW 14 (1/2) 240	42 9078030225 46.76 BOHRER RACHEL B MIN 4S-56 SW 3 (1/28) 160 N2 34 (3/112) 320	73 9078230037 47.66 CUNNINGHAM C D MIN 4S-56 S2SW 23 (1/4) 80	103 9056010344 45.50 FIELDER KERRI JO MIN 2S-52W SW 1 (1/24) 160
31 98041002005 191.58 PLUM MILDRED RAILROAD ADD BLK 2 LOTS 7-9 BK 910 PG 613/REC#881372	17 9073030399 47.53 ALDRIGE IRENE G MIN 4S-55 NW 3 (3/160) 160 N2 4 (3/320) 320 ALL 5 (3/160) 640 SENE 6 (3/160) 40	43 9041050019 53.49 BORN SPENCER DAVIS TRUST MIN 2S-49 N2 5 (1/4) 320	74 9078230037 47.66 CUNNINGHAM C D MIN 4S-56 S2SW 23 (1/4) 80	104 9062090143 44.58 FRASER DONALD K MIN 3S-53 E2 9 (1/96) 320
32 3713300235 661.42 RATHMAN LISA 1N-52 PART OF S2SW4 13 REC#876860	18 9071010534 47.34 ALEXANDER PAUL A MIN 2S-55 W2 1 (1.784%) 320 N2 & SE 2 (1.784%) 480 NE 3 (1.784%) 160	44 9045300009 53.40 BORN SPENCER DAVIS TRUST MIN 1S-50 N2 30 (1/4) 320	75 9077330379 44.58 DAUGHERTY RUSSELL MIN 3S-56 N2 33 (1/126) 320	105 9062090143 44.58 FRASER DONALD K MIN 3S-53 E2 9 (1/96) 320
33 92003010002 1743.54 RUTT KEVIN HENDERSON 1ST BLK 10 S 1' LOT 2 BLK 10 E 70' LOTS 3 & 4 REC#874157 & 195	19 9078100002 45.48 ALLEN CHERYL MIN 4S-56 S2 10 (1/40) 320	45 9023100023 46.16 BOWLAND NORVAL MIN 4N-51 SE 10 (1/14) 160	76 9077340382 44.39 DAUGHERTY RUSSELL MIN 3S-56 N2 33 (1/126) 320	106 9078080474 45.28 FRINK HELEN D TRUST MIN 4S-56 NE 8 (20/480) 160
34 92002011009 1101.52 SARMIENTO JOSE ANTONIO & SA MUEL AKRON 1ST BLK 11 LOTS 10 - 12 REC#879966	20 9023280005 52.43 ALLEN LACY L MIN 4N-51 N2 28 (1/8) 320	46 9023140024 45.67 BOWLAND NORVAL MIN 4N-51 NW 14 (3/56) 160	77 9077340382 44.39 DAUGHERTY RUSSELL MIN 3S-56 N2 33 (1/126) 320	107 9044150199 47.68 FRYE JEAN L LEVI MIN 5S-49 N2 15 (6.25% TILL 6-2033) 320
38 4001100106 51.30 SUB INVESTMENTS LLC 1S-56 IMP ONLY: NE4 1 BK 1010 PG 532	21 9023280006 52.43 ALLEN VERYL MIN 4N-51 N2 28 (1/8) 320	47 9024340006 48.22 BOWLAND NORVAL MIN 5N-51 S2 34 (1/6 OF 6/14) 320	78 9077330381 45.09 DAUGHERTY RUSSELL E MIN 3S-56 N2 33 (6/315) 320	108 9062230369 60.98 GARRETT RONALD MIN 3S-53 SW 23 (1/10) 160 N2 24 (3/20) 320 SW 25 (1/10) 160 NW 25 (1/10) 160 NW 26 (3/20) 160
39 1505100082 524.24 SKAGGS RALPH E ETAL 5N-54 TRACT SE4NE4 5 BK 755 PG 198 COMM 907.5' N OF THE E4 CORNER OF SEC 5; THENCE W 330', THENCE N 165', THENCE E 330', THENCE S 165' TO THE PT OF BEG (JT)	22 9044180001 51.17 ANDERSON DEBRA L MIN 5S-49 SW 18 (17/252) 160 N2NE&W2 19 (17/252) 410	48 9026170248 45.93 BUCKMASTER ROBERT MORRIS MIN 2N-52 NE 17 (1/4) 35	79 9077340382 44.39 DAUGHERTY RUSSELL E MIN 3S-56 N2 33 (6/315) 320	109 9062230373 60.98 GAY MADONNA MIN 3S-53 SW 23 (1/10) 160 N2 24 (3/20) 320 SW 25 (1/10) 160 NW 25 (1/10) 160 NW 26 (3/20) 160
40 92014001005 983.72 SPEAR MATTHEW MACKEYS ADD BLK 1 LOT 6 BK 996 PG 19	23 9062090140 44.58 ATWOOD MAUREEN F MIN 3S-53 E2 9 (1/96) 320	49 9013110012 50.59 BROWN FRED MIN 4N-49 N2&SW 11 (27/480) 480 NW 12 (9/160) 160	80 9078020216 44.90 DAUGHERTY RUSSELL E MIN 4S-56 NENE&SWNE&W2SE&NENW&SWNW 2 (6/315) 240	110 9072230038 44.90 GILBERT RONALD MIN 3S-55 SWSW 23 (1/8) 40
42 1505400221 44.24 TANBERG AMY 5N-54 TR NW4SE4 5 (N OF RR) BK 228 PG 252	24 9062090140 44.58 ATWOOD MAUREEN F MIN 3S-53 E2 9 (1/96) 320	50 9040170009 46.16 BROWN FRED MIN 1S-49 S2&NE&E2NW 17 (1/56) 558	81 9069250011 68.46 DAVATZ C R MIN 5S-54 NW 25 (1/2) 160 SW 27 (1/2) 160	111 9012190028 46.76 GLAHN JOHN W MIN 3N-49 W2 19 (13/320) 320
43 98048001003 145.10 THOMAS BRANDT MR. WILTONS ADD BLK 1 TRACT #4 REC#876470	25 9075190404 45.48 AUSTIN F KENNETH MIN 1S-56 N2 19 (1/40) 320	51 9075030033 44.39 BROWN FRED MIN 1S-56 ALL 3 (1.44/590.22) 640	82 9047190423 47.66 DOMINQUE GAYLE M MIN 3S-50 SE 19 (1/8) 160	112 9012190028 46.76 GLAHN JOHN W MIN 3N-49 W2 19 (13/320) 320
	26 9075190405 46.18 AUSTIN JAMES KENNETH MIN 1S-56 N2 19 (3/80) 320	52 9029130011 72.90 BROWN WAYNE D & JUDY A MIN 5N-52 N2&SE&N2SW 13 (1/4) 560 E2NE 14 (1/4) 80	83 902210525 49.71 EASTER LYNNDA L MIN 3N-53 NW 21 (1/6 TILL 2036) 160	113 9067130177 44.90 GOBLE DARRELL L MIN 3S-54 NE 13 (1/30) 160
	27 9052110011 44.51 BACON JAMES A MIN 3S-51 W2NW 11 (1/28) 80	53 9044320102 53.79 BURNS STANLEY R MIN 5S-49 SE 32 (1/2) 160	84 9022200335 46.76 ECKHOFF KAMMI SUE MIN 3N-51W NW 6 (1/12) 160	114 9062230371 60.98 GORRES DEBRA MIN 3S-53 SW 23 (1/10) 160 N2 24 (3/20) 320 SW 25 (1/10) 160 NW 25 (1/10) 160 NW 26 (3/20) 160
	28 9029280007 45.05 BATTERSON RONALD MIN 5N-52 S2 28 (1/60) 320	54 9026170248 45.93 BUCKMASTER ROBERT MORRIS MIN 2N-52 NE 17 (1/4) 35	85 9022200337 50.64 ECKHOFF KAMMI SUE MIN 3N-51W NW 20 (19/320) 140 SE 20 (1/8) 160 SW 20 (1/6) 160	115 9052110049 45.46 GREEN THOMAS M MIN 3S-51 E2NW 11 (1/10) 80
	30 9013080007 51.36 BEHRENDSEN DARREL J & MYRNA JO MIN 4N-49 W2NE 8 (1/2) 80	55 9044320103 49.50 BURNS STANLEY R MIN 5S-49 E2NE 32 (1/4) 80 W2NE 32 (1/8) 80	86 9014120104 49.88 EBBERS ROBERTA M MIN 5N-49 W2 12 (1/10) 320	116 9075240904 44.19 GUZMAN JOAN E MIN 1S-56 W2 24 (3/1280) 320
	32 9050050005 45.11 BERRYHILL HAROLD LEE MIN 1S-51 S2SW 5 (1/80) 80 NE 7 (1/80) 160 NW 8 (1/80) 160	56 9044320103 49.50 BURNS STANLEY R MIN 5S-49 E2NE 32 (1/4) 80 W2NE 32 (1/8) 80	87 9027010504 52.54 ECKHOFF KAMMI MIN 3N-52 NE 1 (1/4 TILL 2-26) 160	117 9077021325 44.71 GUZMAN JOAN E MIN 3S-56 NW & S2 2 (1/128) 480
	33 9036070118 49.52 BEYER ERMA L & CHARLES E JT MIN 2N-54 W2 7 (1/12) 320	57 9056190226 45.26 BUTTERY MICHAEL MIN 2S-52 SW 19 (1/24) 160	88 9022200339 46.76 ECKHOFF KAMMI SUE MIN 3N-51W NW 20 (1/12) 160	118 9077331327 44.71 GUZMAN JOAN E MIN 3S-56 N2 33 (1/72) 320
	34 9078170012 61.04 BLACK MARGARET MIN 4S-56 NE&N2SE 17 (1/6) 240 N2&N2SE&N2SW 18 (1/6) 480	58 9061250468 49.39 BUTTERY MICHAEL MIN 2S-53 NW & S2 25 (1/16) 480	89 9022200337 50.64 ECKHOFF KAMMI SUE MIN 3N-51W NW 20 (19/320) 140 SE 20 (1/8) 160 SW 20 (1/6) 160	119 9077341329 44.39 GUZMAN JOAN E MIN 3S-56 E2SE 34 (1/72) 80 W2SE 35 (1/72) 80
		59 9061250471 45.82 BUTTERY MICHAEL MIN 2S-53 NE 25 (1/16) 160	90 9022200339 46.76 ECKHOFF KAMMI SUE MIN 3N-51W NW 20 (1/12) 160	120 9078020602 44.58 GUZMAN JOAN E MIN 4S-56 NENE & SWNE & W2SE & NENW & SWNW 2 (1/72) 240
		60 9026020013 46.08 CARTER BETTY MIN 2N-52 SE 2 (1/16) 160	91 9022280341 49.69 ECKHOFF KAMMI SUE MIN 3N-51W NW 28 (1/6) 160	121 9078040339 46.95 HARBERT JAMES MIN 4S-56 S2 4 (1/20) 320
		61 9056230011 51.96 CARTER BETTY MIN 2S-52 S2 23 (1/16) 320 SW 25 (1/16) 160 NW 26 (1/16) 160 SE 26 (1/32) 160	92 9027010560 61.64 ECKHOFF KAMMI SUE MIN 3N-52W W2 1 (1/6) 320 SW 2 (1/6) 160 NW 12 (1/6) 160	122 9078060340 50.46 HARBERT JAMES MIN 4S-56 SE 6 (1/10) 160 NE 7 (1/20) 160 NW 8 (1/20) 160 N2SE&NESW 8 (1/40) 120
		62 9047040007 90.46 CAWTHRA FRED MIN 3S-50 N2 4 (1/2) 320 SW 4 (3/4) 160	93 9027010562 45.48 ECKHOFF KAMMI SUE MIN 3N-52W SE 1 (1/24 TILL 2034) 160	123 9073210206 60.27 HARBERT RUBY A MIN 4S-55 ALL 21 (1/12) 640 W2 22 (1/12) 320 S2SW 28 (1/6) 80 N2NE&N2NW&SWNW&N2SW 28 (1/12) 280
		63 9049100007 98.04 CHRISTENSEN JAY D MIN 5S-50 N2&SW 10 (1/4) 480 SW 11 (1/4) 160 ALL 14 (1/4) 640	94 9056010343 45.50 ECKHOFF KAMMI SUE MIN 2S-52W SW 1 (1/24) 160	124 9064050057 50.00 HARDING ELLEN BETH MIN 5S-53 W2 5 (1/16) 320 ALL 6 (1/16) 640
		64 9052250464 48.13 CHRISTENSEN JAY D MIN 3S-51 NWNE 32 (9/16) 40	95 9062210367 47.60 ELBETH LLC MIN 3S-53 SW 21 (15/448) 160 E2 21 (15/896) 320 W2 22 (15/896) 320 N2 28 (15/896) 320	125 9012190041 44.24 HOWER HELEN CLAUNTS MIN 3N-49 W2 19 (1/320) 320