

LEGAL NOTICES

DELINQUENT TAXES - 2024

PUBLIC NOTICE IS HEREBY GIVEN THAT I WILL, ACCORDING TO LAW, OFFER AT A PUBLIC AUCTION BY MEANS OF THE INTERNET AT [HTTPS://WWW.GOVEASE.COM](https://www.govease.com) A TAX LIEN ON DELINQUENT TAXES ON THE 5TH DAY OF NOVEMBER, 2025 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 2024 AND PREVIOUS YEARS IF ANY, HAVE NOT BEEN PAID, AS SHALL BE NECESSARY TO PAY THE TAXES HEREIN BELOW SET DOWN, INTEREST AND PENALTIES TO WIT:

DELINQUENT 2024 REAL ESTATE TAXES	22 1009100031 356.76 LARSON MARLIN R 5N-49 NE4 9 BK 795 PG 137	19 9037130374 44.54 BERRY CHRISTINA MIN 3N-54 N2 13 (1/128) 320	48 9054170102 50.55 CLARDY MARIE MIN 5S-51 SE 17 (1/12) 160 NE 20 (1/12) 160 SE 20 (1/12) 160	98 9027010562 45.26 ECKHOFF KAMMI SUE MIN 3N-52 SE 1 (1/24 TILL 2034) 160
1 2031400129 112.46 AYDELOTT RONALD SCOTT 4N-50 TR SE4 31 BK 952 PG 181 BEG AT THE SE CORNER OF SAID SE4 THENCE ALONG THE E LINE OF SAID SE4 N 00 DEGREES 00' 00 E 403'; THENCE N 88 DEGREES 23' 40W 456'; THENCE S 00 DEGREES 00' 00 W 403'; THENCE ALONG THE S LINE OF SAID SE4 S 88 DEGREES 23'40 E 456' TO THE PT OF BEG.	23 2228100182 219.66 LEONHARDT CHAD C 3N-49 TR NE4 28 BK 975 PG 403/REC# 879194 (EX TR: BK 975 PG 400)	20 9060230088 47.81 BERRY CHRISTINA MIN 1S-53 E2 23 (15/512) 320 S2 24 (15/512) 320 NE 25 (1/64) 160	49 9018240009 51.54 COPE M D MIN 4N-50 NE 24 (1/2) 160	99 9056010343 45.26 ECKHOFF KAMMI SUE MIN 2S-52 SW 1 (1/24) 160
2 4214400089 384.58 BRANDT RHONDA LAS TRUSTEE OF THE LANCE BRANDT IRREVOCABLE TRUST 1S-54 SE4 14 BK 999 PG 181	24 94754010001 104.10 LUDLOW TERESA COPE ORIG BLK 10 LOTS 1 - 4 REC#881565	21 9036070118 48.75 BEYER ERMA L & CHARLES E JT MIN 2N-54 W2 7 (1/12) 320	50 9049170010 50.38 CRANMER ALLEN A MIN 5S-50 SW 17 (1/4) 160	100 9037350321 49.52 EDSON EILEEN JOYCE & FROHOCK MIN 3N-54 S2SW 35 (3/8) 80
3 6926000081 507.42 BRANDT RHONDA LAS TRUSTEE OF THE LANCE BRANDT IRREVOCABLE TRUST 4S-54 W2NE4 26; NW4 26 BK 969 PG 494	25 3506100152 165.94 MCCAFFREY SUE C TRUST 1N-50 TR NE4 6 REC#860080/REC#879395	22 9065140018 45.11 BLAKE MARTHA DARNELL MIN 1S-54 SW 14 (3.46875%) 160	79 9077150053 55.16 DALGETTY FRANCES LIFE ESTAT E (BD) MIN 3S-56 ALL 15 (1/10) 640 N2 28 (1/10) 320	101 9076060426 44.34 EDWARDS ANNA M MIN 2S-56 NE 6 (1.155%) 160
4 2424100147 1286.96 BROWN LAND & CATTLE LLC 3N-51 NE4 24 REC#875078	26 3211300321 120.98 MENDOZA MARCO 2N-50 TR IN THE SWSW OF THE SW4SW4 11 REC#883526	23 9065230224 45.03 BLAKE MARTHA DARNELL MIN 1S-54 N2 23 (3.46875% OF 1/2) 320	80 9068110004 44.62 DALRYMPLE CHARLES W MIN 4S-54 SW 11 (1/72) 160 NW 14 (1/72) 160	102 9076060476 44.49 EDWARDS ANNA MARY MIN 2S-56 NE 6 (2.3%) 160
6 92030001007 175.84 CARMAN DAVID J WALKERS ADD BLK 1 LOT 9 REC#864052	27 2403000249 958.10 NICHOL LYNLEY A 3N-51 E2SE4 3 REC#878575	24 9075150023 44.49 BONELLI JOSEPH E MIN 1S-56 SW 15 (1/64) 160	81 9027250489 50.18 DANIELS OLIVE D MIN 3N-52 NW 25 (1/4) 137	103 9024170057 46.05 FERGUSON RUTH A & PETER L MCBEE MIN 5N-51 S2 17 (13/720) 320 W2&W2SE 20 (13/720) 400
7 92030001017 175.68 CARMAN DAVID JEROME WALKERS ADD BLK 1 LOT 10 BK 994 PG 10	29 4118000137 433.86 QUERY DANIEL A 1S-55 NW & NWSW 18; BK 961 PG 312 BK 967 PG 318	25 9075310890 44.28 BORGSMANN KEVIN MIN 1S-56 NE 31 (1/240) 160 SE 31 (1/120) 160	82 9056040178 47.42 DAVISSON KELLY MIN 2S-52 NE 4 (1/60) 160 SE 10 (1/10) 160	104 9022200340 46.40 FIELDER KERRI JO MIN 3N-51 NW 20 (1/12) 160
8 98048004006 482.38 CASTILLO EVANGELINE WILTONS ADD BLK 4 LOTS 11 & 12 REC#866632/REC#867032	35 3507100144 1021.38 STEEN CYNTHIA L & LARRY A 1N-50 TR NE4 7 REC#870595 (SUBDIV EX#870766/D2 P119)	26 9011060331 53.04 BRISCOE THOMAS RAY MIN 2N-49 NE 6 (1/6) 160 S2 6 (1/6) 320	83 9056040132 47.42 DAVISSON SCOTT MIN 2S-52 NE 4 (1/60) 160 SE 10 (1/10) 160	105 9027010563 45.26 FIELDER KERRI JO MIN 3N-52 SE 1 (1/24 TILL 2034) 160
10 92028003006 1672.50 DOUGHERTY DENNIS L & REBECCA L LUELLEN ADD BLK 3 LOT 6 REC#881180	DELINQUENT 2024 SEVERED MINERALS	27 9022140250 51.02 BROWN LAVERNE M & JANE M MIN 3N-51 NE 14(1/4 TILL 11-28-31)160	84 9070290040 44.34 DEERING FRED TRUSTEE MIN 1S-55 SW 29 (1/96) 160	106 9056010344 45.26 FIELDER KERRI JO MIN 2S-52 SW 1 (1/24) 160
11 2332100016 112.46 EMERSON CARL SONNY III & ASHLEIGH ROTH 3N-50 TRACT NE4 32 REC#884343 JT	1 9022240334 44.36 821 ENERGY LLC MIN 3N-51 NE 24 (0.0302%) 160 SE 35 (0.0302%) 160	28 9025350200 44.90 BULLDOG ENERGY LLC MIN 1N-52 SW 35 (3%) 151	85 9030060089 44.68 DEGEN MARY JANE MIN 1N-53 SWSE 6 (1/60) 40 NE 7 (1/60) 160	107 9030060259 44.90 FILLA NORBERT B TRUST B MIN 1N-53 SWSE 6 (1/40) 40 NE 7 (1/40) 160
12 92002018006 175.84 GABRIEL JUAN & TENA TORRES AKRON 1ST BLK 18 LOT 6 REC#881106	2 9047280454 44.19 821 ENERGY LLC MIN 3S-50 N228 (.0009%) 320	29 9044310129 50.38 BURNS PAUL A & ANITA A MIN 5S-49 NE 31 (1/4) 160	86 9018130157 64.12 DEVOY ENERGY MIN 4N-50 ALL 13 (1/4) 640	108 9067190221 45.58 FITZGERALD BRIAN J MIN 3S-54 S2 19 (1/336) 320 SE 26 (1/336) 160 N2&SW 29 (1/336) 480 ALL 30 (1/336) 640 N2NW 31 (1/336) 80 ALL 32 (1/336) 640 ALL 33 (1/336) 640
13 92002018007 308.00 GABRIEL JUAN & TENA TORRES AKRON 1ST BLK 18 LOT 7 REC#881106	3 9027120458 46.76 ADER ROSALIE A MIN 3N-52 SW 12 (3/32) 160	30 9044320103 48.82 BURNS STANLEY R MIN 5S-49 E2NE 32 (1/4) 80 W2NE 32 (1/8) 80	87 9019270151 51.60 DEVOY ENERGY MIN 5N-50 W2 27 (1/4) 320	109 9068030231 44.77 FITZGERALD BRIAN J MIN 4S-54 S2&S2N2 3 (1/336) 480 SE&W2SW 4 1/336) 240 S2&NW 5 (1/336) 480 NE&W2NW 8 (1/336) 240 NW 10 (1/336) 160
14 98042008001 142.60 HARMS ARLEEN S KUNTZ ADD BLK 8 LOTS 1 & 2 BK 990 PG 294 REC#869010	4 9027140454 49.16 ADER ROSALIE A MIN 3N-52 NE & N 60 AC SE 14 (1/8) 220	31 9056190261 46.23 CALLAHAN ELDON C & NANCY W MIN 2S-52 SW 19 (1/24) 160 SE 19 (1/24) 160	88 9024080010 53.69 DONOHUE GEORGIA & THOMAS MIN 5N-51 SW 8 (1/3) 160	110 9072250296 44.15 FITZGERALD BRIAN J MIN 3S-55 S2 25 (1/336) 320
15 6128000192 297.22 HARMS ARLEEN SUE 3S-51 1/2 INT: E2 28 BK 1014 PG 56 MARTIN PAULA A 3S-51 1/2 INT: E2 28 BK 1014 PG 56	5 9017270001 45.80 ADKINS JO ANNE MIN 3N-50 NE 27 (1/16) 160	32 9057300348 46.03 CALLAHAN ELDON C & NANCY W MIN 3S-52 NE 30 (1/12) 160	89 9024170011 52.28 DONOHUE GEORGIA & THOMAS MIN 5N-51 SW 8 (1/6) 160	111 9073170369 44.90 FITZGERALD BRIAN J MIN 4S-55 N2NE&NW 17 (1/336) 240 S2NE 18 (1/336) 80 NE&S2 19 (1/336) 480 NW 20 (1/336) 160 SW&S2SE&W2NW 31 (1/336) 320 SWSW 32 (1/336) 40
16 4107400051 171.62 HOLT DAVID W 1S-55 A TR IN SE4 7 REC#863853/871837	6 9046100258 44.45 ALDRIDGE KATHRYN VIRGINIA MIN 2S-50 NW 10 (8/384) 160	33 9026160012 48.77 CANTRELL EDITH DARLENE MIN 2N-52 W2 16 (29/352) 320	90 9040170029 44.86 DONOHUE GEORGIA & THOMAS MIN 1S-49 S2&NE&E2NW 17 (1/112) 558	112 9075300805 44.15 FITZGERALD BRIAN J MIN 1S-56 S2 30 (1/672) 320
17 98046002005 142.60 HOUSTON DAN MUCHOW ADD BLK 2 LOT 9 REC#878336	7 9036170754 45.22 AMICO KRISTOPHER W MIN 2N-54 W2&W2E2 17 (16.67/2800) 480 S2NE&SE&SESW 20 (16.67/2800) 280 SW&SWNW 21 (16.67/2800) 200 NW 28 (16.67/2800) 160	34 9072150016 45.18 CARPENTER EVELYN WAITS MIN 3S-55 S2S2 15 (1/72) 160 N2 22 (1/72) 320	91 9024080012 48.92 DONOHUE GEORGIA A & THOMAS W MIN 5N-51 SW 8 (1/6) 160	113 9076310451 44.34 FITZGERALD BRIAN J MIN 2S-56 W2&W2SE 31 (1/168) 400
18 92027001001 1024.92 INGENTHRONE CHARLES J JOHNSONS ADD BLK 1 N 65' LOT 1 REC#875060	8 9068090213 59.29 ARCHER MELINDA GIBSON TRUST 1992 MIN 4S-54 N2 9 (3/8) 320	35 9047180205 45.11 CARR SHARI ETAL MIN 3S-50 W2 18 (1/45) 320	92 9024170013 48.22 DONOHUE GEORGIA A & THOMAS W MIN 5N-51 NW 17 (1/6) 160	114 9077211251 44.62 FITZGERALD BRIAN J MIN 3S-56 SENE 21 (1/336) 40 NW 25 (1/336) 160 NW&S2 26 (1/336) 480 SE 27 (1/336) 160
19 92002003012 255.46 KIAVI FUNDING INC AKRON 1ST BLK 3 S 1/2 LOT 5 BLK 3 LOT 6 (EX EAST 75' OF THE NOR TH 10' OF S2 LOT 5 BLK 3) REC#884671	9 9063050217 45.39 ARNETT SHEA S MIN 4S-53 S2 5 (1/120) 320 ALL 8 (1/120) 640	36 9052230722 45.26 CARR SHARI ETAL MIN 3S-51 SW 23 (1/90) 160 SE 23 (1/90) 160 SW 24 (1/90) 160 SW 26 (1/90) 160	93 9011020325 59.54 DOWELL JULIAN E & CAROL J MIN 2N-49 SE 2 (100%) 57 E2E2SW&E2W2E2SW 2 (100%) 60	115 9078030563 44.28 FITZGERALD BRIAN J MIN 4S-56 SW 3 (1/336) 160 N2 34 (1/448) 320
20 98044002018 142.60 KIRBY LUCAS W & AMBER L KIRBY MERCURE ADD BLK 2 LOTS 22 - 25 REC#871112/#877286 REC#883645	10 9076010235 72.76 AWMILLER MICHAEL J MIN 2S-56 SW 1 (1/4) 160 W2 12 (1/4) 320 SE 12 (1/8) 160 NW 13 (1/8) 160 SE 14 (1/4) 160	37 9026020013 45.86 CARTER BETTY MIN 2N-52 SE 2 (1/16) 160	94 9076310459 47.38 DOWNING BARBARA MIN 2S-56 E2SE 31 (1/4 TILL 4-36) 80	116 9068340144 45.99 FITZGERALD JONETTE A MIN 4S-54 S2 34 (1/27) 320
21 98044002023 142.60 KIRBY LUCAS W & AMBER L KIRBY MERCURE ADD BLK 2 LOT 21 BLK 2 W 25' OF LOT 20 (EXCEPT:THE SO 50' OF THESE LOTS) REC#876047 REC#883645	11 9052110011 44.45 BACON JAMES A MIN 3S-51 W2NW 11 (1/28) 80	38 9068340146 47.04 CHAMBERLAND JANET MIN 4S-54 S2 34 (1/18) 320	95 9027310041 47.66 DYER J G MIN 3N-52 W2 31 (10/159) 320	117 9039300549 45.43 FRAZIER LEE MIN 5N-54 N2SE & S2NE 30 (5/128) 160
	12 9075190406 46.70 BAILEY BALLARD D MIN 1S-56 NW 19 (2/20) 160	39 9062230167 48.41 CHEMCO INC MIN 3S-53 SW 23 (4/48) 160 SW 25 (4/48) 160	96 9032240476 53.62 DYER J G MIN 3N-53 SW 24 (10/159) 160 ALL 25 (10/159) 630 NE&SW 26 (10/159) 320 SE 26 (10/159) 160	118 9032130061 45.50 FURR DON G MIN 3N-53 E2&SW 13 (23/1440) 480
	13 9055310004 45.05 BALADEZ MARTHA DARNELL MIN 1S-52 ALL 31 (5/960) 640 NW 32 (5/960) 160 W2SW 29 (5/960) 80 S2SE 30 (5/960) 80	40 9062250166 46.20 CHEMCO INC MIN 3S-53 NW 25 (4/48) 160	97 9022200339 46.40 ECKHOFF KAMMI SUE MIN 3N-51 NW 20 (1/12) 160	119 9047090027 46.08 FURR DON G MIN 3S-50 S2&NE 9 (1/36) 480
	14 9020080106 53.62 BARTELS JOSEPHINE R LIFE EST MIN 1N-51 SE 8 (1/2) 160 THEN TO: BARNEY B FILLA OR SURFACE			120 9042070449 44.51 GILPIN WAYNE MIN 3S-49 NW 29 (.1453%) 160 NW 29 (.0439%) 160 S2NE 33 (.0494%) 80
	15 9011220133 53.31 BEETHE OMER MIN 2N-49 SW 22 (2/6) 160			121 9047200283 45.18 GILPIN WAYNE MIN 3S-50 NE 20 (.333%) 160 NE 23 (.222%) 160 SE 23 (.444%) 160 NE 27 (.222%) 160 SW 27 (.444%) 160 S2NW 31 (.222%) 80
	16 9013080007 50.27 BEHRENDSEN DARREL J & MYRNA JO MIN 4N-49 W2NE 8 (1/2) 80			
	17 9067130242 44.34 BEINE DAVID MIN 3S-54 SE 13 (1/90) 160			
	18 9032070298 44.15 BERRY CHRISTINA MIN 3N-53 NE 7 (1/128) 160			

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