

LEGAL NOTICES

DELINQUENT TAXES - 2023

PUBLIC NOTICE IS HEREBY GIVEN THAT I WILL, ACCORDING TO LAW, OFFER AN ONLINE AUCTION SALE A TAX LIEN ON DELINQUENT TAXES ON THE 6TH DAY OF NOVEMBER, 2024 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 2023 HAVE NOT BEEN PAID, AS SHALL BE NECESSARY TO PAY THE TAXES HEREIN BELOW SET DOWN, INTEREST AND PENALTIES TO WIT:

DELINQUENT 2023 REAL ESTATE TAXES								
1 92002007002 4537.42 AKRON CO REAL ESTATE VENTURES LLC AKRON 1ST BLK 7 S 21.85' LOT 3 LOT 4-12 REC#868178	28 92006004021 710.36 MOONEY MATTHEW F & SCOTT A AKRON HEIGHTS 2 BLK 4 N2 LOT 23 BLK 4 LOT 24 REC#880446	7 9061280567 44.98 821 ENERGY LLC MIN 2S-53 SW 28 (0.03025%) 160 N2 & SW 29 (0.0027%) 480 SE 29 (0.03025%) 160 NE 32 (0.03025%) 160 S2 32 (0.03025%) 320	28 9066120151 52.97 BLAKE MARTHA DARNELL MIN 2S-54 ALL 12 (3.46875% OF 1/2) 640 N2 13 (3.46875% OF 1/2) 320 ALL 23(3.46875% OF 100%) 640 NE 24 (3.46875% OF 1/2) 160 SE 24 (3.46875% OF 1/2) 160 W2 24 (3.46875% OF 100%) 320	50 9056310284 57.10 CLANEY HELEN MAXINE FAMILY TRUST MIN 2S-52W NE 31 (1/2 TILL 2038) 160 SE 31 (1/4 TILL 2038) 160 REC# 881992				
3 4222000055 294.44 BLAKE TRAVIS 1S-54 S2 22 REC#874332	29 6434200022 169.44 MORGAN FINANCIAL LLC 4S-49 ASSESSOR TR E-NW4 34 BEGINNING AT THE INTERSECTION OF A LINE 200 FT W OF THE W BOUNDARY LINE OF THE TOWNSITE OF COPE, AS PLATTED AND RECORDED, WITH THE S ROW LINE OF US HIGHWAY 36; THENCE S 02 DEGREES 40' 00 W PARALLEL WITH THE WEST BOUNDARY LINE OF COPE 706 FT TO THE TRUE POINT OF BEG; THENCE CONTINUING S 02 DEGREES 40' 00 W PARALLEL WITH THE W BOUNDARY LINE OF COPE 800 FT; THENCE N 85 DEGREES 54' 20 W 400 FT; THENCE N 02 DEGREES 40' 00E 800 FT; THENCE 85 DEGREES 54 20' E 400 FT BACK TO THE TRUE POINT OF BEG. REC#878667	8 9062120476 44.36 821 ENERGY LLC MIN 3S-53 NW 12 (0.01512%) 160 SW 12 (0.01512%) 160	29 9070170491 54.84 BLAKE MARTHA DARNELL MIN 1S-55 E2W2&W2NE&SENE& SE 17 (1.734375%) 440 NE&E2W2&W2NW 20 (1.734375%) 400 E2&NESW 21 (3.46875%) 360 NW 21 (1.734375%) 160 N2&SW 22 (3.46875%) 480 SE 22 (3.46875%) 160 N2NW 27 (3.46875%) 80 NENE 28 (3.46875%) 40 E2 29 (1.301%) 320 SW 29 (.433593%) 160 N2 31 (1.301%) 320 S2 31 (3.46875%) 320 ALL 32 (3.46875%) 640	51 9028310107 77.02 CLAPPER CHARLES L & LESLIE MIN 4N-52 E2E2&NWNW 31 (1/4 TILL 1-26) 200 ALL 32 (EX TR) (1/4 TILL 1-26) 631				
4 2423000180 1015.50 CORLISS ANTHONY 3N-51 A TRACT IN: SE4 23 REC#883183	30 6434200023 45.20 MORGAN FINANCIAL LLC 4S-49 ASSESSOR TR F-NW4 34 COMMENCING AT A POINT WHICH IS 1,200 FT S 02 DEGREES 40' 00 W OF THE POINT WHERE THE SOUTH LINE OF US HIGHWAY NO 36 INTERSECTS THE W BOUNDARY LINE OF THE TOWNSITE OF COPE,AS PLATTED AND RECORDED, WHICH IS THE TRUE POINT OF BEGINNING; THENCE S 02 DEGREES 40' 00W 350 FT; THENCE S 87 DEGREES 20' 0 0 W 200 FT; THENCE N 02 DEGREES 40' 00 E 350 FT; THENCE N 87 DEGREES 20' 00 E 200 FT TO THE POINT OF BEGINNING. REC#878667	9 9046100348 44.32 ALDRIDGE DEREK A MIN 2S-50W NW 10 (4/384) 160	29 9071030244 51.85 BLAKE MARTHA DARNELL MIN 2S-55 NW 3 (3.46875% OF 22/64) 160 SW 3 (3.46875% OF 54/64) 160 N2 4 (3.46875% OF 22/64) 320 NW 5 (3.46875%) 160 W2E2 5 (3.46875% OF 3/4) 160 NE 8 (3.46875% OF 99%) 160 SE 8 (3.46875% OF 72%) 160 NW 8 (3.46875%) 160 E2SW 8 (3.46875%) 80 E2 15 (3.46875% OF 1/4) 320 NE 17 (3.46875% OF 3/4)160 E2NW 17 (3.46875%) 80	59 9014200108 44.32 CLAREY PAUL MIN 5N-49 W2 20 (4/576) 320				
5 92036001011 3758.44 CORLISS ANTHONY CHRIS EAST OF HIWAY VALLEY ASSR TR #1D REC#865266	31 94754017010 50.90 MORGAN FINANCIAL LLC COPE ORIG BLK 17 LOT 14 REC#873506	10 9050330171 49.94 ALISHOUSE HARVEL F MIN 1S-51 SW&E2 33 (1/8 TILL 3-28) 480	30 9071050245 44.98 BLAKE MARTHA DARNELL MIN 2S-55 E2E2 5 (3.46875%) 160	60 9031040182 44.15 CLAREY PAUL MIN 2N-53 SE 4 (4/4224) 160				
6 92021011006 175.74 CRUZ FLORINDA RUIZ N OF BLK 11 BLK 11 TRACT #7 COMM AT A POINT 170' N OF THE NW CORNER OF BLK 11, FIRST ADD TO THE TOWN OF AKRON,CO, ACCORDING TO THE RECORDED PLAT THEREOF;THENCE RUNNING N 50'; THENCE E 140';THENCE S 50';THENCE W 140' TO THE PLACE OF BEG REC#859064	32 5731300021 1082.24 NELSON CURTIS G 3S-55 TR SW4SW4 31 COMM AT THE SW CORNER OF SAID SEC 31 AND CONSIDERING THE W SIDE OF SAID SEC 31 AS BEARING N WITH ALL OTHERBEARINGS RELATIVE THERETO; THENCE N 595.6' TO THE TRUEPOINT OF BEGINNING; THENCE N 84 DEGREES 56' 05 E 478.7'; THENCE N 409'; THENCE S 84 DEGREES 56' 05W 478.7' TO THE W SIDE OF SEC 31; THENCE S 409' TO THE POINT OF BEGINNING CON-TAINING IN ALL 4.49 AC MOREOR LESS. REC#859632	11 9050340175 47.04 ALISHOUSE HARVEL F MIN 1S-51 SW 34 (1/8 TILL 3-28) 160	31 9071050245 44.98 BLAKE MARTHA DARNELL MIN 2S-55 E2E2 5 (3.46875%) 160	61 9051130201 44.43 CLAREY PAUL MIN 2S-51 N2 13 (4/576) 317 NW 20 (4/576) 160				
7 2326400020 112.34 DOUGLAS TERRY & GENEVA ALVA RADO 3N-50 TRACT SE4 26 A TR COMM AT THE SE CORNER OF SEC 26; THENCE N ALONG THE EAST LINE OF SEC 26; 47 3 FT THENCE W & PARALLEL WITH THE S LINE OF SEC 26; 921 FT THENCE S & PARALLEL WITH THE EAST LINE OF SEC 26; 473 FT; THENCE EAST ALONG THE SOUTH LINE OF SEC 26, 921 FT TO POINT OF BEG. (10 A) BK 903 PG 854 REC# 882812 (JT)	33 2403000249 957.08 NICHOL LYNLEY A 3N-51 E2SE4 3 REC#878575	12 9051020311 53.12 ALISHOUSE HARVEL F MIN 2S-51 W2 2 (1/8 TILL 3-28) 320 SE 2 (1/16 TILL 3-28) 160 W2SW 10 (1/8 TILL 3-28) 80	32 9035290361 54.27 BLUM-BLESSING DOROTHY M MIN 1N-54 NW&N2SW&SESW 29 (20% TILL 1-2-44) 280	62 9061100352 44.39 CLAREY PAUL MIN 2S-53 S2 10 (4/576) 320				
8 98041008006 142.46 DOUGLAS TERRY & GENEVA ALVARADO RAILROAD ADD BLK 8 E 70' LOT 12 REC# 882813 (JT)	34 92018501009 640.08 OLSON ERIC & STACY STALLINGS SUBDIVISION BLK 1:LOTS 2 & 4 REC#87858 2 (SUBDIV-SPO 321) STALLING S SUB BLK 1 LOT 2- 75.25 X 130.27= 9803 SF = .23 AC/ LOT 4- 75.85 X 130.42=989 2 SF = .227 AC	13 9051030307 57.98 ALISHOUSE HARVEL F MIN 2S-51 E2&NW 3 (1/8 TILL 3-28) 480 SW 3 (1/16 TILL 3-28) 160 N2SW&TR NE&NW 4 (1/8 TILL 3-28) 268	33 9053200014 52.31 BOOTH CHARLES MIN 4S-51 W2 20 (66/920) 320 W2 21 (704/29440) 320 N2 28 (704/29440) 320 SE 28 (704/23552) 160 SW 28 (77/920) 160 NE 29 (33/920) 160 NW 29 (11/230) 160 SE 29 (99/920) 160	63 9061170353 44.15 CLAREY PAUL MIN 2S-53 SE 17 (4/1152) 160				
10 92003013006 1217.40 EMARINE JOELLEN & JOHN H HENDERSON 1ST BLK 13 E 1/2 LOT 7 - 9 REC# 858504	35 5813000117 619.46 PARRHESIA LLC 3S-54 N2 13 REC#877338 (#880110-IMPR SURVEY)	14 9075080004 45.11 ALLEN B L MIN 1S-56 ALL 8 (1/240) 640 ALL 17 (19/3360) 640	34 9075190847 46.63 BORGMANN ROLAND MIN 1S-56W SE 31 (1/20) 160 NE 31 (1/20) 160 REC# 855660	64 9057280118 50.01 CLARK ELVA F MIN 3S-52 NE 28 (1/4) 160				
11 92002002001 588.54 ESKEW BENJAMIN KEITH AKRON 1ST BLK 2 LOT 1 BK 961 PG 284 & BK 966 PG 206	36 2605200032 320.22 TROEGER KATHY LYNN 3N-53 NW4 5 REC#868384/878664	15 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	35 9041050019 51.16 BORN SPENCER DAVIS TRUST MIN 2S-49 N2 5 (1/4) 320	65 9050230009 51.07 CLARK ELVA F TRUST MIN 1S-51 N2 23 (1/4) 320				
12 92002013010 575.70 FRANCK RANDAL S AKRON 1ST BLK 13 LOT 12 BK 1012 PG 645	37 92001011008 2673.20 WETCH JEREMY AKRON ORIG BLK 11 LOT 8 BLK 11 PART LOT 9 REC#871358	16 9036320756 44.75 AMICO KRISTOPHER W MIN 2N-54 SE 32 (83.33/3200) 160	36 9045300009 51.07 BORN SPENCER DAVIS TRUST MIN 1S-50 N2 30 (1/4) 320	66 9057190192 88.62 CLARK ELVA F TRUST MIN 3S-52 S2 19 (1/4) 320 N2 20 (1/4) 320 SE 20 (1/16) 160 W2 21 (1/4) 320 NW 28 (1/4) 160 NE 29 (1/4) 160				
13 92002019013 175.74 FRANCK RANDAL S AKRON 1ST BLK 19 LOT 16 BK 1013 PG 730	38 92001011008 2673.20 WETCH JEREMY AKRON ORIG BLK 11 LOT 8 BLK 11 PART LOT 9 REC#871358	17 9040190244 46.78 AMICO KRISTOPHER W MIN 1S-49 S2 19 (16.67% OF 3/64) 320 N2 21 (16.67% OF 3/64) 320 S2 21 (16.67% OF 3/64) 320 W2E2 & E2W2 29 (16.67% OF 3/64) 320 W2W2 29 (16.67% OF 3/32) 160 S2NE & N2SE 30 (16.67% OF 3/32) 160 N2 33 (16.67% OF 1/64) 320	37 9045300009 51.07 BORN SPENCER DAVIS TRUST MIN 1S-50 N2 30 (1/4) 320	67 9062120022 50.01 CLARK ELVA F TRUST MIN 3S-53 SE 12 (1/8) 160 NW 13 (1/8) 160				
14 3004000345 174.46 FRANCK RANDY 2N-52 N2SW4 4 EXCEPT TRACT BK 964 PG 271 BK 977 PG 267	39 92001010010 484.48 WETCH JEREMY AKRON ORIG BLK 10 LOT 10 REC#871357	18 9070290456 45.46 AMICO KRISTOPHER W MIN 1S-55 SW 29 (16.67% OF 5/48) 160 N2 31 (16.67% OF 5/48) 320	38 9019010006 51.54 BOYER ROBERT MIN 5N-50 SW 1 (1/4) 160 SE 2 (1/4) 160	68 9040200148 53.19 COGLEY ROBERT M MIN 1S-49 ALL 20 (1.75/12) 640				
15 92001011020 304.80 FRANCK RANDY S AKRON ORIG BLK 11 EAST 85 FT LOTS 1&2 BK 963 PG 205	40 92001011008 2673.20 WETCH JEREMY AKRON ORIG BLK 11 LOT 8 BLK 11 PART LOT 9 REC#871358	19 9032120443 46.76 BASS PHYLLIS DARLENE MIN 3N-53 ALL 12 (1/42) 640	39 9052220020 44.43 BOYLE SUZANNE MIN 3S-51 SE 22 (5/288) 160	69 9073010178 44.26 COKE ROBERT C MIN 4S-55 W2SE & SESE 1 (1/2 OF 1/100 OF 1/2) 120 NE 12 (1/2 OF 1/100 OF 1/2) 160				
16 92002018006 175.74 GABRIEL JUAN & TENA TORRES AKRON 1ST BLK 18 LOT 6 REC#881106	41 9032120443 46.76 BASS PHYLLIS DARLENE MIN 3N-53 ALL 12 (1/42) 640	20 90702200474 46.63 BAXTO LLC MIN 1S-55 N2&SW 22 (2.31%) 480 SWSESE 22 (.09%) 10 W2NESE 22 (.046%) 20 W2SE&E2NESE&N2 SESE&SESESE 22 (2.31%) 130 SWNW 27 (2.31%) 40	40 9011060330 52.95 BRISCOE TERRY GENE MIN 2N-49 NE 6 (1/6) 160 S2 6 (1/6) 320	70 9032270224 47.66 COLEMAN DORIS G MIN 3N-53 SW 27 (1/8) 160				
17 92002018007 307.70 GABRIEL JUAN & TENA TORRES AKRON 1ST BLK 18 LOT 7 REC#881106	42 92001011008 2673.20 WETCH JEREMY AKRON ORIG BLK 11 LOT 8 BLK 11 PART LOT 9 REC#871358	21 9011220133 53.27 BEETHE OMER MIN 2N-49 SW 22 (2/6) 160	41 9039300546 45.43 BROOKS CRYSTAL MIN 5N-54W N2SE & S2NE 30 (5/128) 160 REC#881820	71 9047330400 49.22 COLPITTS JAMES J MIN 3S-50 N2&SW 33 (1/14) 480				
20 94754010004 76.00 HOYER THOMAS COPE ORIG BLK 10 LOTS 9 - 11 BK 37 PG 106/REC#872949	43 9022240334 44.43 821 ENERGY LLC MIN 3N-51 NE 24 (0.03025%) 160 SE 35 (0.03025%) 160	22 9048060266 62.99 BELL JS LLC MIN 4S-50 N2NE&SWNE 6 (1/4) 119 NWSW&E2SW&SE 6 (1/8) 280 NE&E2NW 7 (3/8) 240	42 9011060330 52.95 BRISCOE TERRY GENE MIN 2N-49 NE 6 (1/6) 160 S2 6 (1/6) 320	72 9047350387 48.47 COLPITTS MARJORIE A MIN 3S-50 ALL 35 (5/112) 640				
22 94754010001 102.24 LUDLOW TERESA COPE ORIG BLK 10 LOTS 1 - 4 REC#881565	44 9032270533 44.24 821 ENERGY LLC MIN 3N-53 SW 27 (0.00378%) 160	23 9053010174 51.55 BELL JS LLC MIN 4S-51 NE&NENW 1 (1/4) 200	43 9050050201 47.72 BURFORD KYLE PRESTON MIN 1S-51 S2SW 5 (1/20) 80 NE 7 (1/20) 160 NW 8 (1/20) 160	73 9049170010 50.21 CRANMER ALLEN A MIN 5S-50 SW 17 (1/4) 160				
24 3622000156 1454.74 MANNING CREEK FARMS LLC 1N-51 NW4 22; N2 23; NE4 27 REC#866717	45 9047280454 44.19 821 ENERGY LLC MIN 3S-50 N2 28 (0.0019%) 320	24 9061070017 53.01 BLAKE MARTHA DARNELL MIN 2S-53 W2W2NW&SW 7 (3.46875% OF 100%) 185 N2&SW 17 (3.46875% OF 100%) 480 SE 17 (3.46875% OF 3/4) 160 ALL 18 (3.46875% OF 100%) 640	44 9055200148 51.30 CAMPO HILLARY MIN 1S-52 S2 20 (1/8) 320	74 9077151175 44.98 CURTIS LESLEY MIN 3S-56 ALL 15 (1/150) 640 N2 28 (1/150) 320				
25 3505000084 1091.18 MCCAFFREY KELAN 1N-50 NW4 5; SE4 6 BK 950 PG 161/BK 968 PG 389 REC#855928	46 9052200148 51.30 CAMPO JOSEPH MARTIN MIN 1S-52 S2 20 (1/8) 320	25 9061190018 47.53 BLAKE MARTHA DARNELL MIN 2S-53 ALL 19 (3.46875% OF 100%) 640	45 9023280025 51.28 CAMPBELL GREGORY L ET AL MIN 4N-51 N2 28 (1/8) 320 *ETAL= GREGORY L CAMPBELL/ GAYLE L JAPP/ JANELLE A ARNOLD (TC)	75 9062090141 45.65 DAFFIN BOB W MIN 3S-53 E2 9 (1/32) 320				
26 95557005002 45.84 MCLERAN T W NEW HYDE BLK 5 LOT 2	47 9055200149 51.30 CAMPO JOSEPH MARTIN MIN 1S-52 S2 20 (1/8) 320	26 9065140018 45.11 BLAKE MARTHA DARNELL MIN 1S-54 SW 14 (3.46875%) 160	46 9055200148 51.30 CAMPO HILLARY MIN 1S-52 S2 20 (1/8) 320	76 9062090142 45.65 DAFFIN TOM W MIN 3S-53 E2 9 (1/32) 320				
27 2536200178 2158.80 MESTAES ERNESTINE VALERIE 3N-52 TR W2 36 REC#883399	48 9072150016 45.11 CARPENTER EVELYN WAITS MIN 3S-55 S2S2 15 (1/72) 160 N2 22 (1/72) 320	27 9065230224 44.98 BLAKE MARTHA DARNELL MIN 1S-54 N2 23 (3.46875% OF 1/2) 320	47 9055200149 51.30 CAMPO JOSEPH MARTIN MIN 1S-52 S2 20 (1/8) 320	77 9012300246 44.86 DALE WILLISTON MINERALS 2011 LP MIN 3N-49 SE 30 (1/32) 160				

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