

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

Tax Lien Sale Certificate No. 2021-00043

Schedule/Account No. 10802176

Treasurer's Deed No. R002491

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:

J&J LAND COMPANY, LLC
8355 MAVERICK LANE
ORDWAY CO 81063

OCCUPANT
8355 MAVERICK LANE
ORDWAY CO 81063

J&J LAND COMPANY, LLC
12765 FOREST GREEN
DRIVE
ELBERT CO 80106

JAMES ROBERT BARASH
C/O APPEL, LUCAS &
CHRISTENSEN, P.C.
P O BOX 631487
HIGHLANDS RANCH CO
80163

BOB OFFUTT
9010 STATE HIGHWAY 96
OLNEY SPRINGS CO 81062

FALCON BUILDERS, LLC
C/O THE WOOD LAW FIRM,
P.C.
18 E WILLAMETTE AVE
COLORADO SPRINGS CO
80903

You and each of you are hereby notified that on the 8th day of November 2021 the then County Treasurer of the County of Crowley, in the State of Colorado, sold at public tax lien sale to BOB OFFUTT the following described real estate situate in the County of Crowley, State of Colorado, to wit:

Legal Description: Lot 6 Maverick Subdivision, located in the W $\frac{1}{2}$ SE $\frac{1}{4}$ and that part of the W $\frac{1}{2}$ NE $\frac{1}{4}$ lying under and to the South of the "Circle Ditch" Right-of-Way, as said ditch is located on the ground, and as shown by the Right-of-Way of "Circle Ditch" now on file, all in Section 7, Township 21 South, Range 56 West of the 6th P.M. In the County of Crowley, State of Colorado.

and said County Treasurer issued a certificate of purchase therefore to BOB OFFUTT. That said tax lien sale was made to satisfy the delinquent taxes assessed against said real estate for the year 2020. That said real estate was taxed or specially assessed in the name(s) of J&J LAND COMPANY, LLC.

That said BOB OFFUTT on the 27th day of February 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 13, 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.

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

Witness my hand this 14th day of April 2025.



Bernadette Gump, Deputy Treasurer of Crowley County,
Colorado