

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

Tax Lien Sale Certificate No. 2020-00023

Schedule/Account No. 10901096

Treasurer's Deed No. R002893

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:

SEAN GORDON DIRK
HCR 79 BOX 12
MAMMOTH LAKES CA 93546

3WK, LLC
357 CHEYENNE STREET
LA JUNTA CO 81050

You and each of you are hereby notified that on the 9th day of November 2020 the then County Treasurer of the County of Crowley, in the State of Colorado, sold at public tax lien sale to 3WK, LLC the following described real estate situate in the County of Crowley, State of Colorado, to wit:

Legal Description: Lot 15 being a tract of land out of the N1/2 of Section 14 subject to conflicts with Tracts 51, 52, and 53 and the S1/2 of Section 14, Township 20 South, Range 55 West of the 6th P.M., being more particularly described as follows: Beginning at a point 3781.83 feet S.00°02'37"E., and 3097.18 feet S.89°18'58"E., from the Northwest corner of said Section, ad also known as the Southwest corner of Lot 14; thence S.00°02'37"E., 718.21 feet to the Southwest corner of the lot; thence S.89°18'33"E., 2172.11 feet to the Southeast corner of the lot; thence N.00°11'30"E., 718.21 feet to the Northeast corner of the lot; thence N.89°18'33"W., 2175.02 feet to the Point of Beginning at the Northwest corner of the above referenced lot. SUBJECT to a 20 foot easement along the West boundaries of the above-said parcel for access purposes.
AND

Lot 16 being a tract of land out of the N1/2 of Section 14 subject to conflicts with Tracts 51, 52, and 53 and the S1/2 of Section 14, Township 20 South, Range 55 West of the 6th P.M., and being more particularly described as follows: Beginning at a point 450.07 feet

S.00°02'37"E., and
3097.18 feet S.89°18'58"E., from the Northwest corner of this Section, and
also known as the
Southwest corner of Lot 15; thence S.00°02'37"E., 735.13 feet to the
Southwest corner of the lot;
thence S.89°45'47"E., 2169.05 feet to the Southeast corner of the lot; thence
N.00°11'30"E.,
718.21 feet to the Northeast corner of the lot; thence N.89°18'33"W.,
2172.11 feet to the Point of
Beginning at the Northwest corner of the above referenced lot. SUBJECT
TO a 20 foot easement
along the West boundaries of the above-said parcel for access purposes. In
the County of Crowley, State of Colorado.

and said County Treasurer issued a certificate of purchase therefore to 3WK, LLC. That said tax
lien sale was made to satisfy the delinquent taxes assessed against said real estate for the year
2019. That said real estate was taxed or specially assessed in the name(s) of DIRK SEAN
GORDON.

That said 3WK, LLC on the 3rd day of March 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 6,
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.

First Publication:

Last Publication:

Published in:

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

Witness my hand this 15th day of April 2025.


Bernadette Gump, Deputy Treasurer of Crowley County,
Colorado