

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

Tax Lien Sale Certificate No TS#2021-13026

Schedule/Account No. N001226/ 24573300607

Treasurer's Deed No.

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:

JEANNE MCPHERSON 1859 COUNTY ROAD #344 SILT, CO 81652

DENDY M HEISEL TRUSTEE 3201 COUNTY ROAD #117 GLENWOOD SPRINGS, CO 81601

FREDRIC HEISEL TRSUTEE 3201 COUNTY ROAD #117 GLEENWOOD SPRINGS, CO 81601

SHANNON BROWN 150 FM 1660, GEORGETOWN TX 78626

SHANNON BROWN 104 CARDINAL LN. GLENWOOD SPRINGS, CO 81601

SHANNON BROWN 321 ALLEN CIR. GEORGETOWN, TX 78633

SHANNON BROWN P.O. BOX 1192 GLENWOOD SPRINGS CO 81602

BART DUNFEE P.O. BOX 631, CEDAREEDGE, CO 81413

VIRGINIA DUNFEE 180 FM 1660 GEORGETOWN TX 78626

VIRGINIA BROWN P.O. BOX 1192 GLENWOOD SPRINGS, CO 81602

You and each of you are hereby notified that on the 29 day of October, 2020 the then County Treasurer of the County of MESA, the State of Colorado, sold at public tax lien sale to Jeanne McPherson, the following described real estate situate in the County of MESA, State of Colorado, to wit:

LEGAL DESCRIPTION:

2/16 MR AS RESERVED WD 852-405 LESS QCD 894-757 IN HES 169-220 + 225 LYG IN
SEC 3 + 4 9S 91W SECS 33 + 34 8S 91W ALL IN 6TH P M IN 421.51 GROSS MIN AC /
52.69 NET MIN AC
SEVERED INTERESTS NATURAL RESOURCES LAND - 5170



and said County Treasurer issued a certificate of purchase therefore to Jeanne McPherson (COP HOLDER). That said tax lien sale was made to satisfy the delinquent taxes assessed against said real estate for the year 2020 -2024. That said real estate was taxed or specially assessed in the name(s) of

SHANNON BROWN TRUST,
DUNFEE VIRGINIA BROWN EST,
HEISEL DENDY M TRUSTEE,
HEISEL FREDRIC T TRUSTEE

That said Jeanne McPherson (LAWFUL HOLDER) on the 19 day of December , 2024 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 (TIME) a.m. on Thursday , June 5, 2025, at Mesa County Treasurers office, Grand Junction Colorado, 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.

When no publication is required: List 4-week posting period and locations of postings.

First Publication: 02-19-2025 (DATE)

Last Publication: 03-19-2025 (DATE)

Published in: MESA COUNTY COURTHOUSE *You may track the Public Auction date on the Treasurer's website: <https://www.mesacounty.us/departments-and-services/treasurer/treasurers-deed>

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

Witness my hand this 14 day of February, 2025.



County Treasurer





Form #2403
Revised 7/2/2024
2 Pages