

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED
R077673**

To all current occupants, owners, parties of interest, and to all others listed on the mailing list on file at the Treasurer's Office:

You are hereby notified that on October 29, 2021, the Treasurer of Mesa County, Colorado, sold a tax lien on the following property at public sale to KENT DECKER ("COP HOLDER"):

LEGAL DESCRIPTION: PARCEL 4 A SURVEY KNOWN AS SUNDOWN RANCHES
FILED IN B-3787 P-969/970 RECP NO 2226199 11-30-2004
MESA CO RECDS LYG WITHIN SEC'S 7 & 18 13S 97W & SEC'S
11-12-13 & 14 13S 98W - 38.00AC

PROPERTY ADDRESS: 5717 KANNAH CREEK RD, WHITEWATER, CO, 81527

A Certificate of Purchase was issued to the COP HOLDER for unpaid property taxes for the year 2020-2024. The property was assessed in the name of JUDITH WHITEMAN ("PROPERTY OWNER").

On July 18, 2025, KENT DECKER ("LAWFUL HOLDER"), the current certificate holder, filed an Application for a Public Auction of a Certificate of Option for Treasurer's Deed (COO), under C.R.S. 39-11.5-101.

NOTICE: The property will be sold at public auction to the highest bidder at 10:00 A.M. on Thursday, February 19, 2026 via remote, web-based auction service. The sale will include the real estate and all interests held by the Lawful Holder, along with applicable fees, costs, and legal charges. <https://mesa.treasurersdeedsale.realtaxdeed.com/>

First Publication: 10/29/2025

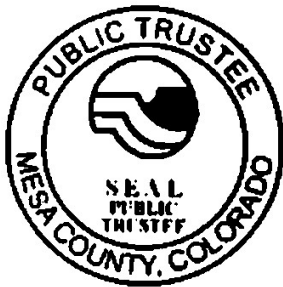
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You may track the Public Auction date on the Treasurer's website:
<https://www.mesacounty.us/departments-and-services/treasurer/pay-property-taxes>

The property may be redeemed at any time before the actual public auction.

Dated: October 21, 2025





Jackie Campbell, Deputy Treasurer of Mesa County, Colorado