

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED  
26-001 / R065502**

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 January 21, 2026, the Treasurer of Mesa County, Colorado, sold a tax lien on the following property at public sale to RAM TAX LIEN FUND LP ("COP HOLDER"):

**LEGAL DESCRIPTION:** LOTS 44 + 45 BLK 3 CRAWFORD SUB AMENDED

**PROPERTY ADDRESS:** 520 CHULUOTA AVE, GRAND JUNCTION, CO, 81501-5663

A Certificate of Purchase was issued to the COP HOLDER for unpaid property taxes for the year 2021-2024. The property was assessed in the name of LAWRENCE L. LEONARD ("PROPERTY OWNER").

On December 1, 2025, RAM TAX LIEN FUND LP ("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, June 4, 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: 2/4/2026

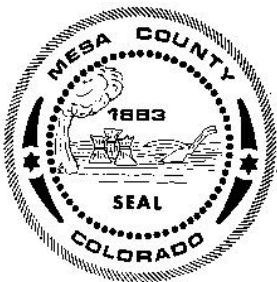
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You may track the Public Auction date on the Treasurer's website:  
<https://www.mesacounty.us/departments-and-services/treasurer/pay-property-taxes>

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

Dated: January 21, 2026



A handwritten signature in black ink that reads "Jackie Campbell". The signature is written in a cursive, flowing style.

Jackie Campbell, Deputy Treasurer of Mesa County, Colorado