

NOTICE OF PUBLIC AUCTION FOR TREASURER’S DEED

2025-TD002

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 December 3, 2019, the Treasurer of Phillips County, Colorado, sold a tax lien on the following property at public sale to James P Beal (“COP HOLDER”):

LEGAL DESCRIPTION: 1/2 INT IN: Sixteenth: NE Quarter: NE Section: 14 Township: 6 Range: 46 1 A.TRACT IN NE CORNER

PROPERTY ADDRESS: 21998 County Road 10, Haxtun, CO

A Certificate of Purchase was issued to the COP HOLDER for unpaid property taxes for the year 2018. The property was assessed in the name of James Sander (“PROPERTY OWNER”).

On May 28, 2025, James P Beal (“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, October 23, 2025, at Phillips County Treasurers Office, Holyoke, Colorado. The sale will include the real estate and all interests held by the Lawful Holder, along with applicable fees, costs, and legal charges.

- *First Publication: 7/3/2025*
- *Last Publication: 7/17/2025*
- *Published in: Haxtun Fleming Herald*

You may track the Public Auction date on the Treasurer’s website:
<https://phillipscounty.colorado.gov/tax-lien-information/treasurers-deed>

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

Dated: _____ **2025.**

(SEAL)

Phillips County Treasurer

