

NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED

Treasurer's Deed No. 2025-0007

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 **11/3/2022**, the Treasurer of Delta County, Colorado, sold a tax lien on the following property at public sale to **FIG 20, LLC**,

LEGAL DESCRIPTION: 12991 HIGHWAY 65 ECKERT - ORCHARD CITY 81418
12995 HIGHWAY 65 ECKERT - ORCHARD CITY 81418 S: 13 T: 14S R: 95W
Subdivision: RURAL AREA TOTAL 0.192 AC+- PARCEL "B" OF I.O.O.F. GRAND LODGE OF COLORADO/DROST BA. PT NE4NW4 SEC 13 T14S R95W 6P.M. BEG PT COM AT PT 19 RODS W OF N1/4 COROF SEC 13; TH S21*W 21.37' TO NE COR; TH S21*W 78.83' ALONG STATE HWY 65; TH N71*W 112.07'; N21*E 9.73'; S69*E 2'; N21*E 30'; E ALONG S SIDE OF PUBLIC RD 120' TO POB. LESS 0.008 AC+-

PROPERTY ADDRESS: 12991 HIGHWAY 65, 12995 HIGHWAY 65, ECKERT, CO 81418

A Certificate of Purchase was issued to **FIG 20, LLC** for unpaid property taxes for the year **2021**. The property was assessed in the name of **BLUEBIRD PROPERTY RENTALS LLC**.

On **12/09/2025**, the certificate was assigned to **QUAKER 22, LLC**. At the time of assignment, the current owner on record was **WBL SPO II, LLC**.

An application for a Public Auction of a Certificate of Option for Treasurer's Deed was recorded for the current certificate holder on, **12/10/2025**, under C.R.S. 39-11.5-101.

NOTICE: The property will be sold at public auction to the highest bidder at 11:00 a.m. on Wednesday, **5/20/2026**, at 501 Palmer Street, Ste 202, Delta, Colorado. The sale will include the real estate and all interests held by the Lawful Holder, along with applicable fees, costs, and legal charges. Notice will be posted for four weeks at the following locations within the Delta County Campus: **Sheriff's office/Assessor's office/Clerk & Recorder's office/Administrative office & Treasurer's office** and published

First Publication: **2/11/2026**

Last Publication: **2/25/2026**

Published in: **High Country Spotlight**

You may track the Public Auction date on the Treasurer's website:

www.deltacountyco.gov

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

/seal/ Date Signed 01/27/2026

/s/ Lisa J. Tafoya, Delta County Treasurer