



NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED

TD 2025-13

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 **November 4, 2022**, the Treasurer of Montezuma County, Colorado, sold a tax lien on the following property at public sale to **Kenneth H Duncan** ("COP HOLDER"):

LEGAL DESCRIPTION: Section: 25 Township: 38 Range: 17 6.25% MIN INT: S1/2NW1/4; N1/2SW1/4; 160AC B 242 P 223

PARCEL NUMBER: 991900000001

SCHEDULE NUMBER: N001086

A **Certificate of Purchase 2022-00274** was issued to the COP HOLDER for unpaid property tax for the year 2021. The property was assessed in the name of: **Patsy Joan Ashbaugh** ("PROPERTY OWNER").

On **December 10, 2025**, the certificate was assigned to **Kenneth and Regina Duncan**.

On **December 22, 2025**, **Kennth and Regina Duncan** ("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 **9:00 a.m. on Tuesday, July 14, 2026**, at **140 W. Main St., Ste 2, Cortez, Colorado**. The sale will include the real estate and all interests held by the Lawful Holder, along with applicable fees, costs, and legal charges.

You may track the Public Auction date on the Treasurer's website: <https://montezumacounty.org/treasurer-public-trustee/>

Said property may be redeemed at any time before the actual public auction, please call our office for the redemption amount.

Dated: May 20, 2026

/s/ Ellen Black, Montezuma County Treasurer
County of Montezuma
State of Colorado

MAILING LIST

TREASURER'S DEED #2025-12

**Tax Lien Cert #2022-00274
Account #N001086**

**Patsy Joan Ashbaugh
c/o Bill Ashbaugh
10845 S. Camino San Clemente
Vail, AZ 85641**

**Bill Ashbaugh
10845 S Camino San Clemente
Vail, AZ 85641**

**Patsy Joan Ashbaugh
825 Flagstaff Ave.
Grants, NM 87020**

INVESTOR

**Terre Verte Company, Inc
PO Box 90265
San Diego, CA 92169**

**Kenneth & Regina Duncan
21250 CR 20
PO Box 44
Lewis, CO 81327**