Office of the
RIO BLANCO COUNTY TREASURER
RHONNA WALDREF, Treasurer/Public Trustee
Rebecca Balboa, Deputy Treasurer

Mailing Address: PO Box G
Meeker CO 81641

Physical Address: 555 Main Street
Meeker CO 81641

Telephone: 970-878-9660
treasurer@rbc.us

NOTICE OF PUBLIC AUCTION

October 27, 2026

EDNA L MILLER AND RALPH L MILLER

11160 HURON ST., SUITE 33

NORTHGLENN, CO 80234

RE: Schedule/Account Number: N5501921

Treasurer's Deed No.: 08.26 **Treasurer's Deed Application Reception No.: 333976**

TO ALL CURRENT OCCUPANTS, OWNERS, PARTIES OF INTEREST, AND TO ALL OTHERS LISTED ON THE MAILING LIST ON FILE AT THE TREASURER'S OFFICE.

Our records indicate that you are of legal interest of record for the Severed Mineral Rights described below. This letter is formal notice that your severed mineral right is subject to a **public auction for delinquent property taxes** pursuant to C.R.S. 39-11.5-105.

PROPERTY SUBJECT TO PUBLIC AUCTION

Legal Description: .25% Mineral Interest, Less Coal, in: S: 29 T: 3N R: 86W Lots 3, 4, 5 and 6
Tax Year(s) of Unpaid Taxes: 2021 through 2025 **Date of Tax Lien Sale:** November 17, 2021
Owner at Time of Sale: EDNA L. MILLER & RAPLPH L. MILLER **Original Purchaser & Lawful Holder:** CHRIS & KEENA CLIFFORD AND GARY A. COGSWELL

Delinquent property taxes for the tax year(s) shown above resulted in the sale of a tax lien against this property. Delinquent taxes, interest, fees, and costs remain due and owing. The holder of the tax lien certificate has filed an Application for Treasurer's Deed and requested a public auction pursuant to Article 11.5, Title 39, C.R.S.

⚠ **IMPORTANT NOTICE — READ CAREFULLY**

Failure to take action before the deadline below may result in a public auction of this property and the **PERMANENT LOSS OF YOUR OWNERSHIP RIGHTS.** You could lose ownership of this property.

PUBLIC AUCTION INFORMATION

Public Auction Date: December 8, 2026 **Public Auction Time:** 10:00am

Location: TREASURER'S OFFICE, 555 MAIN ST., MEEKER, CO 81641

Posting Date and location (if applicable): 10/29/26; OUTSIDE TREASURER'S OFFICE and at WWW.RBC.US

If conducted electronically (C.R.S. 39-11.5-105(3)) web address, workstation locations, access instructions, and bidding rules must also be provided:

PROPERTY OWNER REDEMPTION RIGHTS

If you do not file an Intent to Redeem and pay the full redemption amount, you may lose ownership of this property. To redeem the property and stop the public auction process, you must file an **Intent to Redeem** with the Treasurer on or before:

INTENT TO REDEEM DEADLINE: DECEMBER 1, 2026

After an Intent to Redeem is filed, the Treasurer will provide a Redemption Statement showing the amount required to redeem the property. Payment of the full redemption amount must be received before the Redemption Statement expires.

If you do not file an Intent to Redeem, by the deadline stated above, fail to pay the redemption amount, or otherwise fail to complete the redemption process, the public auction may proceed, and you could **permanently lose ownership of this property.**

If you have questions, please contact our office.

Sincerely,

Rebecca Balboa

Rhonna Waldref, Treasurer or Rebecca Balboa, Deputy Treasurer

REQUIRED STATUTORY NOTICES

The following statutes are required to accompany this Notice pursuant to C.R.S. 39-11.5-105(2)(k).

C.R.S. §39-11.5-106 — Property Owner Redemption Procedure

(1)(a) A property owner is entitled to redeem a property if, no later than seven calendar days prior to the currently scheduled public auction date, the property owner files an Intent to Redeem the property with the Treasurer.

(1)(b) If a property owner is deceased or incapacitated on or after the date and time of the recording of the Application for Treasurer's Deed, the property owner's heirs, personal representative, legal guardian, or conservator, whether or not that person's interest is shown in the records, upon providing satisfactory proof to a Treasurer, may file an Intent to Redeem and/or redeem the certificate of purchase as provided in this section.

(2)(a) No later than three business days following the timely filing of an Intent to Redeem, the Treasurer shall provide a Redemption Statement to a property owner pursuant to this section in a statement specifying the amount, itemized and in substantially the same form as a bid pursuant to C.R.S. 39-11.5-107.

(2)(b) A fee not exceeding twenty-five dollars ($25.00) may be charged to a property owner for filing an Intent to Redeem or requesting an updated Redemption Statement under this section.

(3)(a) A Redemption Statement is effective for ten business days or until noon the day before the currently scheduled public auction date, whichever occurs first.

(3)(b) A property owner may redeem a property at any time before the expiration of a Redemption Statement by paying the Treasurer, by the method of payment specified by the Treasurer, the amount required to redeem as specified in subsection (2) of this section.

(3)(c) Upon receipt of the redemption payment, the Treasurer shall notify the lawful holder of the redemption and execute a withdrawal of the Application for Treasurer's Deed pursuant to C.R.S. 39-11.5-111(3).

(3)(d) No later than the tenth business day after receiving the redemption payment, the Treasurer shall record the withdrawal of the Application for Treasurer's Deed along with the Certificate of Redemption in the county records.

(3)(e) The Treasurer shall disburse all redemption proceeds to the persons entitled to receive them.

(4) No more than ten business days after receiving the redemption payment, the Treasurer shall record a Certificate of Redemption pursuant to this subsection (4) if a Certificate of Purchase or tax lien was recorded separately at the time of the tax lien sale.

(5) All fees and costs of the Treasurer for actions performed under this section and the cost of recording the Certificate of Redemption and withdrawal of the Application are part of the Treasurer's costs for purposes of this article 11.5.

(6) If an aggrieved person contests the amount set forth in the Redemption Statement and a court determines that the Treasurer made a material misstatement with respect to the amount due and owing to the lawful holder, the court shall, in addition to other relief, award to the aggrieved person the aggrieved person's court costs and reasonable attorney fees and costs.

(7)(a) A property owner shall redeem the entire property. No partial redemption shall be permitted under this section.

(7)(b) The priority of liens other than the tax lien for purposes of this section must be determined without consideration of the fact that another lien relates to only a portion of the property or to a partial interest therein.

(8) Following expiration of the period for which the Redemption Statement is effective, but no less than seven calendar days prior to the date of the public auction, the property owner may make a written request to the Treasurer for an update of the amount necessary to redeem. Upon receipt by the Treasurer of a written request for updated redemption figures, subsection (3) of this section applies.

C.R.S. §39-11.5-110 — Public Auction: Location, Announcement, Records

(1)(a) The Treasurer shall conduct the public auction at any door or entrance to, or in any room in any building temporarily or permanently used as, a courthouse, or at or within any building where the office of the County Clerk and Recorder or the office of the Treasurer is located, which place must be specifically designated in the Notice of Public Auction; except that a public auction may also be conducted by means of the Internet or other electronic medium. The county, the Treasurer, and employees of the county or the Treasurer, acting in their official capacities in preparing, conducting, and executing a public auction under this article 11.5 by means of the Internet or another electronic medium, are not liable for the failure of a device that prevents a person from participating in a public auction under this article 11.5.

(1)(b) As used in subsection (1)(a) of this section, "device" includes, but is not limited to, any computer hardware, computer network, computer software application, or website.

(1)(c) A Notice of Public Auction must designate the actual place of the auction or, if the public auction is conducted by means of the Internet or another electronic medium, the information prescribed by C.R.S. 39-11.5-105(3).

(2)(a) At a public auction, a Treasurer must read only the Treasurer's Deed number; the name of the lawful holder; the street address or, if none, the legal description of the property; the first and last publication dates of the Notice of Public Auction, if applicable; and, in accordance with the bid form submitted pursuant to C.R.S. 39-11.5-107(3), the amount of the bid and the name of the person who submitted the bid.

(2)(b) In lieu of reading the information required by subsection (2)(a) of this section, a Treasurer may post the information at the location of the public auction, provide a written copy of the information to all persons present at the public auction, or post the information on the Internet or other electronic medium, if the public auction is conducted by means of the Internet or another electronic medium.

(3)(a) A Treasurer, acting in their individual capacity, must not bid at a public auction held pursuant to this section.

(3)(b) This subsection (3) does not apply where the property subject to tax lien is mineral rights and a Treasurer is the surface owner of said mineral rights.

(4) At any time before the commencement of a public auction, a Treasurer may, for good cause shown, prohibit a person from participating in a public auction. Good cause may include, but is not limited to, failure to comply with auction procedures or policies established by the Treasurer, or engaging in disruptive, abusive, fraudulent, or threatening behavior. A Treasurer may prohibit a person from participating in any public auction conducted under this article 11.5 for a period of not more than five years.

(5)(a) If a person bidding fails to pay the amount due, a Treasurer may offer a Certificate of Option for a Treasurer's Deed, without additional advertisement, to another bidder, whether or not the public auction has closed; or may again offer and sell a Certificate of Purchase on such property; or, at a Treasurer's option, the Treasurer may recover the amount bid by civil action brought in the name of the county in any court of competent jurisdiction.

(5)(b) In a public auction conducted by means of the Internet or other electronic medium, if a person bidding fails to pay the amount due, a Treasurer may offer the Certificate of Option for a Treasurer's Deed, without additional advertisement, to another bidder, whether or not the public auction has closed; or may again offer and sell a Certificate of Purchase on the property; or at a Treasurer's discretion, the Treasurer may recover the amount bid by civil action brought in the name of the county in any court of competent jurisdiction.

(5)(c) A Treasurer may prohibit a person who fails to pay the amount due from bidding on public auctions under this article 11.5 for not more than five years.

(6) Whenever a Treasurer sells property, the Treasurer shall create and send for recording in the records of the office of the Clerk a Certificate of Option for Treasurer's Deed pursuant to C.R.S. 39-11.5-401.

C.R.S. §39-11.5-112 — Treatment of Overbid; Agreement to Assist in Recovery of Overbid

(1) Upon the expiration of the claim for overbid money period provided in C.R.S. 39-11.5-301, any remaining overbid must be paid in order of recording priority to junior lienors, who have duly filed a claim for overbid money pursuant to C.R.S. 39-11.5-303, in each case up to the unpaid amount of each such junior lienor's lien plus allowable fees and costs. A junior lienor holding a lien that is not entitled to claim an overbid money by virtue of being recorded after the application for Treasurer's Deed, or a lienor that has not timely filed a claim for overbid money pursuant to C.R.S. 39-11.5-303, does not have any claim to any portion of the overbid. After payment to all junior lienors entitled to receive a portion of the overbid pursuant to this section, any remaining overbid money must be paid to the property owner.

(2)(a) If a Treasurer maintains a website for their office, the Treasurer shall include the following statement on the website:

"NOTICE TO A PROPERTY OWNER: If your property goes to a public auction and is purchased for more than the total owed to the lawful holder and to all other junior lien holders, please contact the Treasurer's Office after the public auction because you may have money due to you."

(2)(b) To pay the property owner as required pursuant to this subsection (2), a Treasurer shall send a notice to the property owner. If the amount of remaining overbid is equal to or greater than twenty-five dollars, the Treasurer shall make reasonable efforts to identify the property owner's current mailing address. The Treasurer shall mail by first-class mail to the property owner a notice regarding the remaining overbid to the best available address no later than thirty calendar days after the expiration of the claim for overbid money period as provided in C.R.S. 39-11.5-303(2).

(2)(c) Any agreement to pay compensation to recover or assist in recovering an unclaimed overbid transferred to the administrator under this section or to the county Treasurer per a county resolution is enforceable if the compensation to be paid under the terms of the agreement does not exceed ten percent of the amount of the overbid money and if entered into at least two years after the date of the transfer.

(3)(a) The Treasurer shall hold any unclaimed remaining overbid from a public auction in escrow for two years from the date of the public auction. The Treasurer is answerable to any person legally entitled to the money without interest at any time within the two-year period. Any interest earned on the escrowed money must be paid to the county at least annually. Remaining overbid claims that are for less than twenty-five dollars and that are not claimed within six months from the date of the public auction must be paid to the general fund of the county, and the money paid to the general fund of the county becomes the property of the county. Remaining overbid claims for amounts that are equal to or greater than twenty-five dollars and that are not claimed within two years from the date of the public auction may be unclaimed property for purposes of the "Revised Uniform Unclaimed Property Act", Article 13 of Title 38, and must be transferred to the State Treasurer in accordance with Article 13 of Title 38. After unclaimed remaining overbid money is transferred to the State Treasurer or to the general fund of the county, the Treasurer is discharged from any further liability or responsibility for the money.

(3)(b) If the unclaimed remaining overbid money exceeds five hundred dollars and has not been claimed by any person entitled thereto within sixty calendar days after the expiration of the claim for overbid money period provided by C.R.S. 39-11.5-303(2), the Treasurer shall, within ninety calendar days after the expiration of the claim for overbid money period, publish a notice, one time only, in a newspaper of general circulation in the county where the property is located. The notice must contain the name of the property owner, the property owner's address as given in the certificate of purchase, and the legal description and street address, if any, of the property sold at the public auction. The notice must state that an overbid was realized from the public auction and that, unless the overbid is claimed by the property owner or other person entitled thereto within two years after the public auction, the money will be transferred to the State Treasurer for disposition in accordance with the "Revised Uniform Unclaimed Property Act", Article 13 of Title 38. The Treasurer shall also mail by first-class mail a copy of the notice to the property owner at the best available address.

(3)(c) The fees and costs of publication and mailing required pursuant to this subsection (3) must be paid from the overbid escrowed by the Treasurer.

C.R.S. §39-11.5-301 — Repurchase Procedure

(1) A lawful holder is entitled to repurchase a Certificate of Option for a Treasurer's Deed if the following requirements are met to the satisfaction of the Treasurer: (a) the lawful holder was not the successful purchaser at the public auction; (b) no later than three business days after the date of the public auction, the lawful holder filed a Notice of Intent to Repurchase; and (c) a fee pursuant to C.R.S. 30-1-102(1.7)(a)(III) is received by the Treasurer in the form specified by the Treasurer.

(2) No more than one business day after an Intent to Repurchase is received, a Treasurer shall notify the Certificate of Option for a Treasurer's Deed holder that an Intent to Repurchase has been filed.

(3) No later than noon two business days following a notification of the Certificate of Option for a Treasurer's Deed holder of the filing of an Intent to Repurchase, a Certificate of Option for a Treasurer's Deed holder must provide a signed and acknowledged Repurchase Statement to the Treasurer limited to: (a) the amount indicated on the Certificate of Option for a Treasurer's Deed that exceeds the total debt owed to the lawful holder; (b) interest calculated from the date of the public auction through the end of the eighth business day after the public auction, the amount of which is based on the interest rate used on the bid pursuant to C.R.S. 39-11.5-107(3); and (c) any fees and costs incurred as deemed reasonable by the Treasurer.

(4) If a Certificate of Option for a Treasurer's Deed holder fails to provide a Repurchase Statement to a Treasurer by the deadline, the Treasurer shall provide a Repurchase Statement to a lawful holder limited to the amounts required in subsections (3)(a) and (3)(b) of this section, by the end of the second business day after the notification of the Certificate of Option for a Treasurer's Deed holder pursuant to subsection (3) of this section. The Repurchase Statement may be sent to a lawful holder by mail, facsimile, or other electronic means.

(5) At any time after a Treasurer has provided a lawful holder the Repurchase Statement, but no later than noon on the eighth business day following the public auction, the lawful holder may repurchase the Certificate of Option for a Treasurer's Deed by paying the Treasurer the amount required to repurchase in the form specified by the Treasurer.

(6) Upon receipt of the repurchase funds, the Treasurer shall: (a) notify the Certificate of Option for a Treasurer's Deed holder; (b) execute and record a Certificate of Repurchase pursuant to C.R.S. 39-11.5-402; and (c) disburse all repurchase proceeds to the Certificate of Option for a Treasurer's Deed holder in the amount on the Repurchase Statement with interest through the date repurchase proceeds were received from the lawful holder. Any additional interest paid must be refunded to the lawful holder.

(7) All fees and costs of a Treasurer for actions performed under this section and the cost of recording the Certificate of Repurchase are part of the Treasurer's deed costs.

(8) If an aggrieved person contests the amount set forth in the statement prepared by a Treasurer pursuant to subsection (4) of this section and a court determines that the Treasurer made a material misstatement on the Repurchase Statement with respect to the amount due and owing to the holder of the Certificate of Option for a Treasurer's Deed, the court shall, in addition to other relief, award to the aggrieved person the aggrieved person's court costs and reasonable attorney fees and costs.

(9)(a) A lawful holder shall repurchase the entire property. No partial repurchase shall be permitted under this section.

(9)(b) The priority of liens for purposes of this section must be determined without consideration of the fact that the other lien relates to only a portion of the property or to a partial interest therein.