

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED  
25-01**

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 17, 2022, the Treasurer of Fremont County, Colorado, sold a tax lien on the following property at public sale to MACKOY WIHL:

**LEGAL DESCRIPTION:** LOT 2 INDIAN SPRINGS II

**PROPERTY ADDRESS:** 304 BROKEN ARROW DR, COTOPAXI, CO, 81223-8004

A Certificate of Purchase was issued to MACKOY WIHL for unpaid property taxes for the year 2021-2024. The property was assessed in the name of GARLIN, DAVID ARNOLD.

On August 20, 2025, MACKOY WIHL, the current certificate holder, filed an Application for a Public Auction of a Certificate of Option for Treasurer's Deed, 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 Tuesday, March 3, 2026. 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: 11/1/2025

Last Publication: 11/15/2025

Published in: Canon City Daily Record

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

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

Dated: January 22, 2026



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

Kathy Elliott, Treasurer of Fremont County, Colorado