

**KNOWN INTERESTED PARTY NOTICE OF APPLICATION FOR A PUBLIC AUCTION OF A  
CERTIFICATE OF OPTION FOR TREASURER'S DEED**

**Tax Lien Sale Certificate No. 2021-0416**

**Schedule/Account No. N003416**

**Treasurer's Deed No. 2025-07**

To Every Person in Actual Possession or Occupancy of the hereinafter Described Land, Lot or Premises, and to the Person in Whose Name the Same was Taxed or Specially Assessed, and to all Persons having an Interest or Title of Record in or to the said Premises and To Whom It May Concern, and more especially to: **CURTIS K. & MARIE E. HENNRICH; GRETCHEN . GROENKE** (See complete mailing list on website listed below)

You and each of you are hereby notified that on **11/5/2021** the County Treasurer of the County of Montezuma, in the State of Colorado, sold at public tax lien sale to **MONTEZUMA COUNTY** and transferred to **GRETCHEN L. GROENKE** the following described real estate situate in the County of Montezuma, State of Colorado, to wit: **LEGAL DESCRIPTION: Section: 4 Township: 35 Range: 13 S: 4 T: 35 R: 13 23.75% INT: Lot 1 Hennrich Sub 3.10A in the official records of Montezuma County, State of Colorado** and said County Treasurer issued a Certificate of Purchase therefore to **Montezuma County** and transferred to **GRETCHEN GROENKE**. That said tax lien sale was made to satisfy the delinquent taxes assessed against said real estate for the year **2019** and real estate was taxed or specially assessed in the name(s) **CURTIS K. & MARIE E. HENNRICH**.

That said, **GRETCHEN GROENKE** on **08/19/2025**, the present holder of said certificate, has made request upon the Treasurer of said County by presenting an Application for a Public Auction of a Certificate of Option for Treasurer's Deed pursuant to C.R.S. 39-11.5-101 for initiation of the process for a deed to said real estate; Notice Is Hereby Given that on the first possible Auction date (unless the Auction is continued\*) at **9:00 a.m. on Tuesday, January 20, 2026, at Montezuma County Treasurer's Office, 140 W Main St Ste #2, Cortez, Colorado**, I will sell at Public Auction to the highest and best bidder for cash, the said real property and all interest of said Lawful Holder, Lawful Holders' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Application for a Public Auction of a Certificate of Option for Treasurer's Deed, plus fees, expenses of sale and other items allowed by law, and will deliver to the purchaser a Certificate of Option, all as provided by law.

Said property may be redeemed at any time prior to the actual Public Auction. This notice is being mailed on **09/30/2025** to all parties on the mailing list. Visit the Montezuma County website at <https://montezumacounty.org/treasurer-public-trustee/> for file updates.

/s/ Ellen Black

Montezuma County Treasurer



# MAILING LIST

TREASURER'S DEED #2025-07

Tax Lien Cert # 2021-0416  
Account # N003416

CURTIS K. & MARIE E. HENNRICH  
C/O MARIE JENSEN  
3010 S 2810 W  
REXBURG, ID 83440

Returned - Time Exp

CURTIS K. & MARIE E. HENNRICH  
417 ELK DR  
RIVERTON, WY 82501

CURTIS K. & MARIE E. HENNRICH  
C/O MARIE JENSEN  
119 S 4TH W  
REXBURG, ID 83440

CURTIS HENNRICH 307-921-8556

## INVESTOR

GRETCHEN L. GROENKE  
7597 ROAD 41  
MANCOS, CO 81328