

## NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED

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 22, 2019, the Treasurer of Custer County, Colorado, sold a tax lien on the following property at public sale to Shining Mountain SDIRA, LLC ("COP HOLDER"):

**LEGAL DESCRIPTION:** W 50' LOTS 12 13 14 15 BLK 42 WESTCLIFFE, CO 81252

**PROPERTY ADDRESS:** N/A

A Certificate of Purchase was issued to the COP HOLDER for unpaid property taxes for the year 2018-2024. The property was assessed in the name of NICK & PHILLIP RUNCO ("PROPERTY OWNER").

On October 30<sup>th</sup>, 2025, Shining Mountain SDIRA LLC ("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 209 S 6<sup>th</sup> St., Westcliffe, CO 81252 on Wednesday April 15<sup>th</sup> 2026 at 10:00am MST. 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: N/A

Last Publication: N/A

Published in: N/A

You may track the Public Auction date on the Treasurer's website: [custercounty-co.gov/treasurer](http://custercounty-co.gov/treasurer)

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

Dated: December 17, 2025



*Virginia Trujillo*

Virginia Trujillo, Treasurer of Custer County, Colorado