

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

Tax Lien Sale Certificate No. 20116962
Schedule/Account No. 1531043005
Treasurer's Deed No. 20116962

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:

OCCUPANT/TENANT	LESSEE	JOSHUA E SANCHEZ
855 CEDAR STREET	855 CEDAR STREET	855 CEDAR STREET
DEL NORTE CO 81132	DEL NORTE CO 81132	DEL NORTE CO 81132

You and each of you are hereby notified that on the 25th day of March 2025 the then County Treasurer of the County of Rio Grande, in the State of Colorado, sold at public tax lien sale to Braden Orr the following described real estate situate in the County of Rio Grande, State of Colorado, to wit:

Legal Description: SUBDIVISION DEL NORTE LOT 7 BLOCK 102

and said County Treasurer issued a certificate of purchase therefore to Braden Orr. That said tax lien sale was made to satisfy the delinquent taxes assessed against said real estate for the year 2011. That said real estate was taxed or specially assessed in the name(s) of JOSHUA E SANCHEZ.

That said Braden Orr on the 18th day of March 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 11:00 a.m. on Wednesday, October 1, 2025, , 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 Purchase, all as provided by law.

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Said property may be redeemed at any time prior to the actual Public Auction.

Witness my hand this 8th day of July 2025.




Caricia Johnston, Treasurer of Rio Grande County, Colorado