

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED
20209167**

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 16, 2021, the Treasurer of Rio Grande County, Colorado, sold a tax lien on the following property at public sale to Connie Upshaw ("COP HOLDER"):

LEGAL DESCRIPTION: Subdivision Alpine Village #7 Lot 14 Block 25
Formerly 19303-21-011

PROPERTY ADDRESS: 118 Navajo Rd, South Fork, CO, 81154

A Certificate of Purchase was issued to the COP HOLDER for unpaid property taxes for the year 2021-2023. The property was assessed in the name of ELMER BODNAR ("PROPERTY OWNER").

On August 1, 2025, Connie Upshaw ("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 11:00 a.m. on Wednesday, February 18, 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: 10/22/2025

Last Publication: 11/5/2025

Published in: San Luis Valley Journal

You may track the Public Auction date on the Treasurer's website: riograndeounty.colorado.gov

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

Dated: October 15, 2025

A handwritten signature in black ink that reads "Caricia Johnston".

Caricia Johnston, Treasurer of Rio Grande County, Colorado