

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: riograndecounty.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". The signature is fluid and cursive, with the first and last names being clearly legible.

Caricia Johnston, Treasurer of Rio Grande County, Colorado