

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

**(TD 2025-3)**

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, 2022, the Treasurer of Conejos County, Colorado, sold a tax lien on the following property at public sale to Seth Kreps ("COP HOLDER"):

**LEGAL DESCRIPTION:** THE NORTH HALF OF LOT 4, BLOCK 77, TOWN OF SANFORD, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF CONEJOS, STATE OF COLORADO.

**PROPERTY ADDRESS:** N/A

A Certificate of Purchase was issued to the COP HOLDER for unpaid property taxes for the years 2020 - 2024. The property was assessed in the name of Sandra B. Duncan and Angie Pacheco. ("PROPERTY OWNER").

*(If applicable)* On \_\_\_\_\_, **20**\_\_, the certificate was assigned to \_\_\_\_\_.

On November 13, 2025, Seth Kreps ("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 10:00 a.m. on Wednesday, June 17, 2026, at 12987 County Road G.6/Veterans Blvd Conejos County Annex, Conejos, Colorado. The sale will include the real estate and all interests held by the Lawful Holder, along with applicable fees, costs, and legal charges.

*(If applicable)* When no publication is required, the notice will be posted for four weeks at the following locations

- *First Publication: 02/25/26*
- *Last Publication: 03/11/26*
- *Published in: The Valley Courier (NEWSPAPER)*

You may track the Public Auction date on the Treasurer's website: [conejoscounty.colorado.gov](http://conejoscounty.colorado.gov)

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

Dated: February 18, 2026



*Mad M. Crocker*

County Treasurer