

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED
EPC25-0004**

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 October 20, 2009, the Treasurer of El Paso County, Colorado, sold a tax lien on the following property at public sale to Anthony J Carvalho III or Wendy A Carvalho ("COP HOLDER"):

LEGAL DESCRIPTION: TRACT IN W2W2SE4 SEC 9-13-68 AS FOLS, COM AT SE COR OF SD W2W2SE4, TH NLY ON E LN THEREOF 223.8 FT TO NELY LN OF HWY 24 FOR POB, TH NWLY ON SD NELY LN 223 FT, N 70<15' E 87.4 FT TO E LN OF SD W2W2SE4, TH SLY ON SD E LN 239.7 FT TO POB

PROPERTY ADDRESS: 0 W. Highway 24, Woodland Park, CO, 80863

A Certificate of Purchase was issued to the COP HOLDER for unpaid property taxes for the year 2008-2023. The property was assessed in the name of Carl Lara ("PROPERTY OWNER").

On September 17, 2024, Anthony J Carvalho III or Wendy A Carvalho ("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 10:00AM on Tuesday, October 28, 2025 via remote, web-based auction service. The sale will include the real estate and all interests held by the Lawful Holder, along with applicable fees, costs, and legal charges. <https://elpasoco.treasurersdeedsale.realtaxdeed.com/>

First Publication: 6/25/2025

Last Publication: 7/9/2025

Published in: The Gazette

You may track the Public Auction date on the Treasurer's website: treasurer.elpasoco.com

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

Dated: June 16, 2025



Chuck Broerman, Treasurer of El Paso County, Colorado

