

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED
2025-0005**

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 13, 2020, the Treasurer of Park County, Colorado, sold a tax lien on the following property at public sale to EDWARD V RAUTENKRANZ OR MARCIA M RAUTENKRANZ ("COP HOLDER"):

LEGAL DESCRIPTION: SOUTH PARK RANCHES FILING 34 LOT 45

PROPERTY ADDRESS: 4809 RIO BLANCO RD, HARTSEL, CO, 80449

A Certificate of Purchase was issued to the COP HOLDER for unpaid property taxes for the year 2019-2024. The property was assessed in the name of JOHN GUAGNANO ("PROPERTY OWNER").

On July 1, 2025, EDWARD V RAUTENKRANZ OR MARCIA M RAUTENKRANZ ("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 2:00 P.M. on Tuesday, January 6, 2026 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://www.govease.com/>

First Publication: 9/5/2025

Last Publication: 9/19/2025

Published in: PARK COUNTY REPUBLICAN AND FAIRPLAY FLUME

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

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

Dated: August 26, 2025




Rebekah McCarver, Deputy III of Park County, Colorado