

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED  
1469**

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 3, 2022, the Treasurer of Alamosa County, Colorado, sold a tax lien on the following property at public sale to Andrey A. Yakovenko & Tiffany L. Kinnibrugh (JT) ("COP HOLDER"):

**LEGAL DESCRIPTION:** E2E2NW4 22-37-12 40AC EXC ALL M/RTS

**PROPERTY ADDRESS:** Vacant Land, CO

A Certificate of Purchase was issued to the COP HOLDER for unpaid property taxes for the year 2021-2024. The property was assessed in the name of Frieda Ann Phillips ("PROPERTY OWNER").

On October 1, 2025, Andrey A. Yakovenko & Tiffany L. Kinnibrugh (JT) ("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 8 am on Wednesday, May 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.

First Publication: 1/14/2026

Last Publication: 1/28/2026

Published in: Valley Courier

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

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

Dated: January 2, 2026



A handwritten signature in black ink that reads "Amy McKinley". The signature is written in a cursive, flowing style.

Amy McKinley, Treasurer of Alamosa County, Colorado