

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED
EPC25-0040**

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 18, 2022, the Treasurer of El Paso County, Colorado, sold a tax lien on the following property at public sale to JONATHAN BAKER ("COP HOLDER"):

LEGAL DESCRIPTION: TR IN SE4 SEC 32-15-65 DESC AS FOLS: COM AT SW COR OF SE4SE4 OF SD SEC 32, TH N 00<04'57" W 1316.26 FT, S 89<59'23" E 292.54 FT FOR POB, TH S 89<59'23" E 401.84 FT, S 05<38'20" W 816.24 FT, S 23<44'16" W 200.00 FT M/L TO NE COR OF A TR CONV BY REC #205173869, N 60<58'11" W 365.00 FT M/L TO PT ON NELY LN OF SD TR, N 02<41'18" E 45.00 FT M/L, TH N 05<38'46" E 776.80 FT TO POB, EX THAT PT CONV BY REC #206053053

PROPERTY ADDRESS: 0 32-15-65, FOUNTAIN, CO, 80817

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 TERRA COTTA INVESTMENTS LLC ("PROPERTY OWNER").

On October 29, 2025, JONATHAN BAKER ("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 27, 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://elpasoco.treasurersdeedsale.realtaxdeed.com/>

First Publication: 7/1/2026

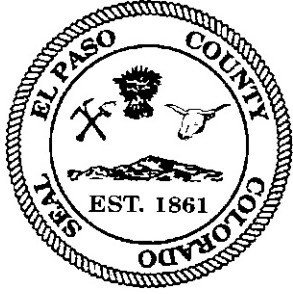
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You may track the Public Auction date on the Treasurer's website: treasurer.elpasoco.com

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

Dated: May 26, 2026



Chuck Broerman

Chuck Broerman, Treasurer of El Paso County, Colorado