

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED  
EPC25-0008**

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 23, 2019, the Treasurer of El Paso County, Colorado, sold a tax lien on the following property at public sale to Mercury Funding LLC ("COP HOLDER"):

**LEGAL DESCRIPTION:** CONDOMINIUM UNIT NO 5, FIRST (1ST) SUPPLEMENT TO ACADEMY MEDICAL ARTS BUILDING NO 11 OFFICE CONDOMINIUM, IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED JUNE 4, 1982 IN BOOK 3572 AT PAGE 288, AND THE CONDOMINIUM PLAT RECORDED AUGUST 31, 1982 IN PLAT BOOK 3, AT PAGE 10 OF THE EL PASO COUNTY RECORDS

**PROPERTY ADDRESS:** 3220 N. Academy Blvd., Ste 5, Colorado Springs, CO, 80917

A Certificate of Purchase was issued to the COP HOLDER for unpaid property taxes for the year 2018-2023. The property was assessed in the name of Scott Brassfield MD PC ("PROPERTY OWNER").

On September 5, 2024, Mercury Funding LLC ("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

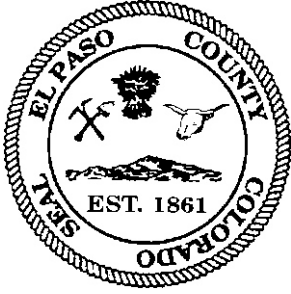
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You may track the Public Auction date on the Treasurer's website:

[treasurer.elpasoco.com](https://treasurer.elpasoco.com) The property may be redeemed at any time before the actual public auction.

Dated: June 16, 2025



*Chuck D Broerman*

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Chuck Broerman, Treasurer of El Paso County, Colorado