

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED
EPC25-0036**

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 12, 2021, the Treasurer of El Paso County, Colorado, sold a tax lien on the following property at public sale to SASKIA VANDEMEULEBROUCKE ("COP HOLDER"):

LEGAL DESCRIPTION: S 70 FT OF LOTS 13, 14 + W 10 FT OF N 30 FT OF S 100 FT OF LOT 14 + TRACT ADJ BLK 4 BOULDER HEIGHTS ADD COLO SPGS, SUBJ TO 10.0 FT R/W FOR DRIVEWAY

PROPERTY ADDRESS: 842 PLATTE AVE E, COLORADO SPRINGS, CO, 80903-3534

A Certificate of Purchase was issued to the COP HOLDER for unpaid property taxes for the year 2020-2024. The property was assessed in the name of JEFFERY HAROLD DEAN, ERIN L STEWART ("PROPERTY OWNER").

On September 24, 2025, the certificate was assigned to MARC LABRIE.

On March 3, 2025, MARC LABRIE ("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, March 24, 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: 11/19/2025

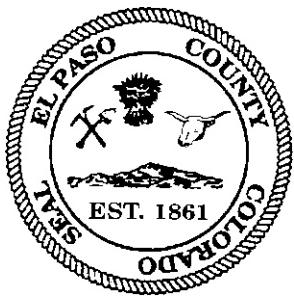
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You may track the Public Auction date on the Treasurer's website: treasurer.elpasoco.com

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

Dated: October 27, 2025



Chuck Broerman, Treasurer of El Paso County, Colorado