

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED  
EPC250005**

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 January 22, 2025, the Treasurer of El Paso County, Colorado, sold a tax lien on the following property at public sale to City of Colorado Springs Real Estate Services ("COP HOLDER"):

**LEGAL DESCRIPTION:** TRACT B PINEHURST SUB FIL NO 1 AND A REPLAT OF  
EMMANUEL BAPTIST CHURCH SUB

**PROPERTY ADDRESS:** 0 W. Monica Dr., Colorado Springs, CO, 80916

A Certificate of Purchase was issued to the COP HOLDER for unpaid property taxes for the year 2019-2023. The property was assessed in the name of SCURR-Messenger Dev Corp ("PROPERTY OWNER").

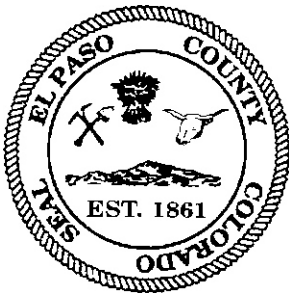
On January 22, 2025, City of Colorado Springs Real Estate Services ("LAWFUL HOLDER"), the current certificate holder, filed an Application for a Public Auction of a Certificate of Option for Treasurer's Deed (COO), under C.R.S. 39-11.5-101.

**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/>

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



  
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Chuck Broerman, Treasurer of El Paso County, Colorado