

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED  
EPC25-0033**

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 22, 2019, the Treasurer of El Paso County, Colorado, sold a tax lien on the following property at public sale to EF SUB 11 LLC ("COP HOLDER"):

**LEGAL DESCRIPTION:** LOT 143 HOLLAND PARK WEST SUB FIL NO 2 COLO SPGS  
**PROPERTY ADDRESS:** 1290 WINDMILL AVE, COLORADO SPRINGS, CO, 80907

A Certificate of Purchase was issued to the COP HOLDER for unpaid property taxes for the year 2018-2024. The property was assessed in the name of AE CHA SIEPIERSKI ("PROPERTY OWNER").

On October 30, 2019, the certificate was assigned to ENDEAVOR FUND LLC.

On June 27, 2025, the certificate was assigned to SIMPLY SOLD LLC.

On February 4, 2025, SIMPLY SOLD 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, 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

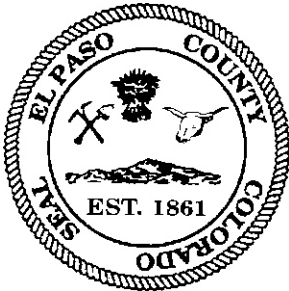
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You may track the Public Auction date on the Treasurer's website: [treasurer.elpasoco.com](https://treasurer.elpasoco.com)

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

Dated: October 23, 2025



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Chuck Broerman, Treasurer of El Paso County, Colorado