

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED  
EPC25-0031**

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 BENJAMIN DAVID LYDON ("COP HOLDER"):

**LEGAL DESCRIPTION:** LOT 12 BLK 4 WESTMOOR PARK SUB 4 COLO SPGS

**PROPERTY ADDRESS:** 3210 DENT AVE, COLORADO SPRINGS, CO, 80904

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 RUTH M ROWINSKI ("PROPERTY OWNER").

On January 15, 2025, BENJAMIN DAVID LYDON ("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

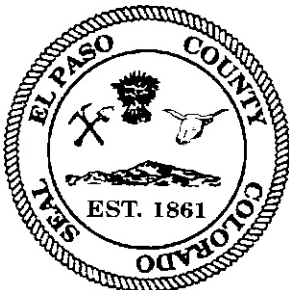
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You may track the Public Auction date on the Treasurer's website: [treasurer.elpasoco.com](https://treasurer.elpasoco.com)

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