

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED
EPC25-0043**

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 19, 2022, the Treasurer of El Paso County, Colorado, sold a tax lien on the following property at public sale to GREGORY VAN MUNDY ("COP HOLDER"):

LEGAL DESCRIPTION: LOT 20, ELY 5 FT OF LOT 21 BLK 180 COLORADO CITY
COLO SPGS

PROPERTY ADDRESS: 2108 W CUCHARRAS ST, COLORADO SPRINGS, CO, 80904

A Certificate of Purchase was issued to the COP HOLDER for unpaid property taxes for the year 2021-2024. The property was assessed in the name of YELLOW ROSE OF TEXAS LLC ("PROPERTY OWNER").

On October 29, 2025, GREGORY VAN MUNDY ("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, September 29, 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/>

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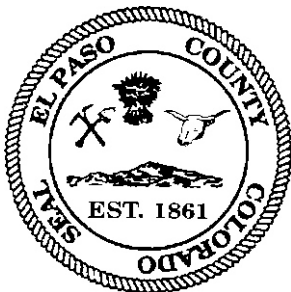
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You may track the Public Auction date on the Treasurer's website: treasurer.elpasoco.com

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

Dated: May 11, 2026



Chuck Broerman, Treasurer of El Paso County, Colorado