

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED  
EPC25-0055**

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 24, 2017, the Treasurer of El Paso County, Colorado, sold a tax lien on the following property at public sale to GERALD F RUTZ ("COP HOLDER"):

**LEGAL DESCRIPTION:** TRACT IN SW4NW4 SEC 12-14-67 FORMERLY PLATTED AS BLK 11 ADD 2 WEST COLO SPGS + PART OF THE ALLEY RUN N + S THRU SD BLK 11, NOW VAC AS FOLS, BEG AT A PT ON WLY LN OF AFSD BLK 165 FT NLY FROM SWLY COR THEREOF, TH ELY PARA WITH NLY LN OF SD BLK 150 FT, TH NLY 60 FT TO N LN OF SD BLK, WLY ON NLY LN 150 FT TO NWLY COR OF SD BLK, TH SLY ON WLY LN OF SD BLK 60 FT TO POB

**PROPERTY ADDRESS:** 535 N Eighteenth St, Colorado Springs, CO, 80904

A Certificate of Purchase was issued to the COP HOLDER for unpaid property taxes for the year 2016-2024. The property was assessed in the name of Gary Duane Cline, Gerri Oelker ("PROPERTY OWNER").

On December 29, 2025, GERALD F RUTZ ("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 27, 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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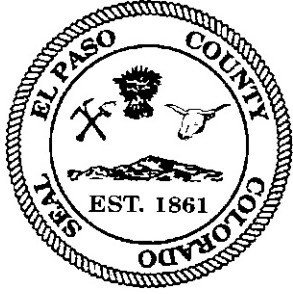
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You may track the Public Auction date on the Treasurer's website: [treasurer.elpasoco.com](https://treasurer.elpasoco.com)

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

Dated: June 24, 2026



*Chuck Broerman*

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Chuck Broerman, Treasurer of El Paso County, Colorado