

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED
EPC25-0011**

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 26, 2016, the Treasurer of El Paso County, Colorado, sold a tax lien on the following property at public sale to APFB LLC C/O FILIP BELOUSOV ("COP HOLDER"):

LEGAL DESCRIPTION: TR IN NW4 & SW4 SEC 22-14-67 DESC AS FOLS: BEG AT SE COR OF LOT 1 RIDGE VIEW AT SKYWAY ESTATES, TH S 89<14'00" W 180.00 FT, S 17<32'34" E 87.27 FT, S 37<05'06" E 50.00 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 250.00 FT A C/A OF 02<36'07" AN ARC LENGTH OF 11.35 FT, TH S 12<50'00" E 249.34 FT, N 41<00'00" E 113.71 FT, TH RUN NLY ALG E LN OF SD SW4 & NW4 OF SD SECS 290.00 FT M/L TO POB, EX THAT PT LY W IN ORION DR

PROPERTY ADDRESS: 0 VISTA GRANDE DR, COLORADO SPRINGS, CO, 80906

A Certificate of Purchase was issued to the COP HOLDER for unpaid property taxes for the year 2015-2023. The property was assessed in the name of SUPERIOR REAL EST SOLUTIONS LLC ("PROPERTY OWNER").

On April 23, 2025, APFB LLC C/O FILIP BELOUSOV ("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, August 4, 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: 4/15/2026

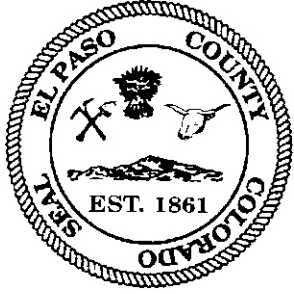
Last Publication: 4/29/2026

Published in: The Gazette

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: April 8, 2026



Chuck Broerman

Chuck Broerman, Treasurer of El Paso County, Colorado