

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED  
25-02**

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 17, 2025, the Treasurer of Teller County, Colorado, sold a tax lien on the following property at public sale to BETTY P MADISON ("COP HOLDER"):

**LEGAL DESCRIPTION:** L51 CCME 2 REPLAT

**PROPERTY ADDRESS:** 367 ANDES RD, CRIPPLE CREEK, CO, 80813

A Certificate of Purchase was issued to the COP HOLDER for unpaid property taxes for the year 2009-2024. The property was assessed in the name of WILLIAM S BALDWIN ("PROPERTY OWNER").

On October 17, 2025, BETTY P MADISON ("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 10:00 AM on Wednesday, March 25, 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. govease.com

First Publication: 11/26/2025

Last Publication: 12/10/2025

Published in: PIKES PEAK COURIER GAZETTE

You may track the Public Auction date on the Treasurer's website: tellercounty.gov

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

Dated: November 18, 2025



A handwritten signature in black ink, appearing to read "Krystal Brown", is written over a horizontal line.

Krystal Brown, Teller County Treasurer of Teller County,  
Colorado