

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED
25-03**

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 November 5, 2021, the Treasurer of Teller County, Colorado, sold a tax lien on the following property at public sale to MICHAEL & KIMBERLEE PETRARCA ("COP HOLDER"):

LEGAL DESCRIPTION: 3-15-70 12673 JULIA E MN

PROPERTY ADDRESS: Address Not Available

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 LEROY A & PAULA R SCHOENBERGER ("PROPERTY OWNER").

On October 20, 2025, MICHAEL & KIMBERLEE PETRARCA ("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, April 1, 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

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