

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED
2021-00334**

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 KENT S TAYLOR ("COP HOLDER"):

LEGAL DESCRIPTION: L9 CCME 11 SR

PROPERTY ADDRESS: 864 LITTLE TOPSEY DR, CRIPPLE CREEK, CO, 80813

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 JUSTIN W BRUCE ("PROPERTY OWNER").

On September 23, 2025, KENT S TAYLOR ("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

First Publication: 12/3/2025

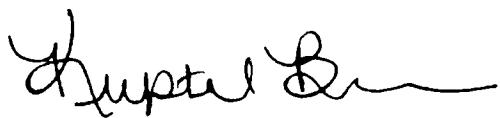
Last Publication: 12/17/2025

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 17, 2025

A handwritten signature in black ink that reads "Krystal Brown".

Krystal Brown, Teller County Treasurer of Teller County, Colorado