

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED
25-15**

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 4, 2022, the Treasurer of Teller County, Colorado, sold a tax lien on the following property at public sale to OPTIMAL INVESTMENTS 401K ("COP HOLDER"):

LEGAL DESCRIPTION: L99 CCME 22

PROPERTY ADDRESS: 1986 MAY QUEEN DR, CRIPPLE CREEK, CO, 80813

A Certificate of Purchase was issued to the COP HOLDER for unpaid property taxes for the year 2021-2024. The property was assessed in the name of TXLSE SOLO 401K TRUST FRENCH JAMES TRUSTEE ("PROPERTY OWNER").

On November 5, 2025, OPTIMAL INVESTMENTS 401K ("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 29, 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

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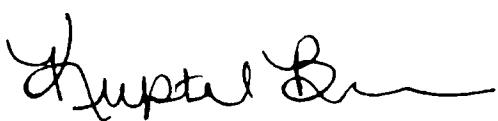
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You may track the Public Auction date on the Treasurer's website: tellercounty.gov

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

Dated: December 9, 2025

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

Krystal Brown, Teller County Treasurer of Teller County, Colorado