

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED
25-19**

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 19, 2025, the Treasurer of Teller County, Colorado, sold a tax lien on the following property at public sale to BRUCE HENNINGS ("COP HOLDER"):

LEGAL DESCRIPTION: L 41+42 B10 CR CK 1ST ADD

PROPERTY ADDRESS: S FIRST ST, 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 INA GROUP LLC ("PROPERTY OWNER").

On November 19, 2025, BRUCE HENNINGS ("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, May 6, 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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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 15, 2025



Krystal Brown, Teller County Treasurer of Teller County,
Colorado