

**NOTICE OF PUBLIC AUCTION FOR TREASURER'S DEED  
2025-0003**

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 9, 2018, the Treasurer of Park County, Colorado, sold a tax lien on the following property at public sale to MAUREEN M MURPHY ("COP HOLDER"):

**LEGAL DESCRIPTION:** HARTSEL RANCH UNIT 076 LOT 3885

**PROPERTY ADDRESS:** WICHITA TRL, HARTSEL, CO, 80449

A Certificate of Purchase was issued to the COP HOLDER for unpaid property taxes for the year 2017-2023. The property was assessed in the name of STUART ZERNIAL & CHRISTINE MORGAN ("PROPERTY OWNER").

On June 2, 2025, MAUREEN M MURPHY ("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 2:00 P.M. on Tuesday, November 4, 2025 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. <https://www.govease.com/>

First Publication: 7/11/2025

Last Publication: 7/25/2025

Published in: PARK COUNTY REPUBLICAN AND FAIRPLAY FLUME

You may track the Public Auction date on the Treasurer's website: [parkcountyco.gov](http://parkcountyco.gov)

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

Dated: July 7, 2025



A handwritten signature in black ink that reads "Amy Flint". The signature is written in a cursive, flowing style.

Amy Flint, Treasurer of Park County, Colorado