



NOTICE OF LEVY

To: PAUL J ASHLOCK: You are notified that you have 10 days after publication for this notice of levy to file your claim of exemption with the District Court of El Paso County, 270 S. Tejon, Colorado Springs, CO 80901 in Case 2021S000033 entitled: RACHEL HELENA ARMAS v. CARISSA ASHLOCK PAUL J ASHLOCK \$651.59 garnished at Wells Fargo Bank, N.A., 1740 Broadway, Denver, CO 80202.

Published in the El Paso County Advertiser and News
Date of First Publication: November 9, 2022
Date of Last Publication: December 7, 2022

DISTRICT COURT, EL PASO COUNTY, COLORADO

El Paso County Combined Courts
Court Address: 270 S. Tejon, Colorado Springs, CO 80903
Telephone: (719) 452-5000

In re the PETITION FOR ALLOCATION OF PARENTAL RESPONSIBILITIES:

PETITIONER: DEANNA F. LINTNER and

RESPONDENT: ESTHER ALLEE and DUSTIN ALLEE

Attorney(s) for Petitioner

KANTHAKA GROUP
John M. Scorsine, #37131 (jscorsine@kanthakagroup.com)
Gregory A. Maceau, #15693 (gmaceau@kanthakagroup.com)
Sullivan C. Manion, #56756 (smanion@kanthakagroup.com)
1465 N. Union Blvd., Suite 100
Colorado Springs, CO 80909
Tel: (719) 633-2222
Fax: (719) 822-0095

Case No. 22DR31626

Division: R/17

SUMMONS FOR ALLOCATON OF PARENTAL RESPONSIBILITIES

To the Respondent(s) named above, this Summons serves as a notice to appear in this case.

If you were served in the State of Colorado, you must file your Response with the clerk of this Court within 21 days after this Summons is served on you to participate in this action.

If you were served outside of the State of Colorado or you were served by publication, you must file your Response with the clerk of this Court within 35 days after this Summons is served on you to participate in this action.

You may be required to pay a filing fee with your Response. The Response form (JDF 1103) can be found at www.courts.state.co.us by clicking on the "Self Help/Forms" tab.

After 91 days from the date of service or publication, the Court may enter a Decree affecting your marital status, distribution of property and debts, issues involving children such as child support, allocation of parental responsibilities (decision-making and parenting time), maintenance (spousal support), attorney fees, and costs to the extent the Court has jurisdiction.

If you fail to file a Response in this case, any or all of the matters above, or any related matters which come before this Court, may be decided without further notice to you.

This is an action to obtain a Decree of: Dissolution of Marriage or Legal Separation as more fully described in the attached Petition, and if you have children, for orders regarding the children of the marriage.

Notice: §14-10-107, C.R.S. provides that upon the filing of a Petition for Dissolution of Marriage or Legal Separation by the Petitioner and Co-Petitioner, or upon personal service of the Petition and Summons on the Respondent, or upon waiver and acceptance of service by the Respondent, an automatic temporary injunction shall be in effect against both parties until the Final Decree is entered, or the Petition is dismissed, or until further Order of the Court. Either party may apply to the Court for further temporary orders, an expanded temporary injunction, or modification or revocation under §14-10-108, C.R.S.

A request for genetic tests shall not prejudice the requesting party in matters concerning allocation of parental responsibilities pursuant to §14-10-124(1.5), C.R.S. If genetic tests are not obtained prior to a legal establishment of paternity and submitted into evidence prior to the entry of the final decree of dissolution or legal separation, the genetic tests may not be allowed into evidence at a later date.

Automatic Temporary Injunction – By Order of Colorado Law, You and Your Spouse are:

- 1. Restrained from transferring, encumbering, concealing or in any way disposing of, without the consent of the other party or an Order of the Court, any marital property, except in the usual course of business or for the necessities of life. Each party is required to notify the other party of any proposed extraordinary expenditures and to account to the Court for all extraordinary expenditures made after the injunction is in effect;
2. Enjoined from molesting or disturbing the peace of the other party;
3. Restrained from removing the minor children of the parties, if any, from the State without the consent of the other party or an Order of the Court; and
4. Restrained without at least 14 days advance notification and the written consent of the other party or an Order of the Court, from canceling, modifying, terminating, or allowing to lapse for nonpayment of premiums, any policy of health insurance, homeowner's or renter's insurance, or automobile insurance that provides coverage to either of the parties or the minor children or any policy of life insurance that names either of the parties or the minor children as a beneficiary.

Respectfully submitted November 8, 2022

KANTHAKA GROUP

/s/ Gregory A. Maceau
Gregory A. Maceau, #15693
Attorney for Petitioner

Published in the El Paso County Advertiser and News
Date of First Publication: November 16, 2022
Date of Last Publication: December 14, 2022

NOTICE TO CREDITORS

Case No. 2022 PR 31488

Re: Estate of Douglas Lee Smith, aka Douglas L. Smith, aka Douglas Smith, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative (or to the District Court of El Paso County, Colorado) on or before March 23, 2023 or said claims may be forever barred.

Allan E. Smith
c/o Torbet Tuft & McConkie LLC
2 N. Cascade #320
Colorado Springs, CO 80903

/s/ Alyssa Lynne Miller
Alyssa Lynne Miller, #50039
Torbet Tuft & McConkie LLC
Attorney for the Personal Representative
2 N. Cascade #320
Colorado Springs, CO 80903
Telephone: (719) 475-9300
E-mail: Miller@torbetlaw.com

Published in the El Paso County Advertiser and News
Publication Dates:
November 23, 2022
November 30, 2022
December 7, 2022

NOTICE TO ALL INTERESTED PERSONS AND ELECTORS OF THE FOUNTAIN SANITATION DISTRICT:

Notice is hereby given that: a proposed budget has been submitted to the Board of Directors of the Fountain Sanitation District on October 12, 2022 for the ensuing year 2023; a copy of such proposed budget has been filed in the office of the Fountain Sanitation District, where the same is open for public inspection; such proposed budget will be considered at a regular meeting of the Board of Directors to be held at 11545 Link Road, Fountain, Colorado on Wednesday, December 14, 2022 at 5:30p.m. Any interested elector of the Fountain Sanitation District may inspect the proposed budget and file or register any objections thereto at anytime prior to the final adoption of the budget. For more information, interested persons should call the Fountain Sanitation District at 382-5303 or visit the website at www.fountain sanitation.com

Published in the Fountain Valley News
Published On: November 23, 2022

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. EPC202200527

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On August 23, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.
Original Grantor(s)
Adilia A. Palencia
Original Beneficiary(ies)
Amelia Roblero Gonzalez
Current Holder of Evidence of Debt
Amelia Roblero Gonzalez
Date of Deed of Trust
September 30, 2005
County of Recording
El Paso
Recording Date of Deed of Trust
October 05, 2005
Recording Information (Reception No. and/or Book/Page No.)
205157727
Original Principal Amount
\$27,100.00
Outstanding Principal Balance
\$75,785.77

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Lot 14, Block 2, Southmoor Subdivision Addition No. 4, County of El Paso, State of Colorado
Also known by street and number as: 1750 Bonita Drive, Fountain, CO 80817.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. EPC202200529

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On August 23, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s)
Christina C. Lemay and Garrett W. Lemay
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns
Current Holder of Evidence of Debt
Freedom Mortgage Corporation
Date of Deed of Trust
November 22, 2019
County of Recording
El Paso
Recording Date of Deed of Trust
December 03, 2019
Recording Information (Reception No. and/or Book/Page No.)
219151963**
Original Principal Amount
\$245,105.00
Outstanding Principal Balance
\$256,004.47

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Lot 12, in the Glen at Widefield Subdivision Filing No. 3, County of El Paso, State of Colorado
**This loan has been modified through a Loan Modification Agreement recorded 09/09/2021 at Reception No. 221170217 in the records of the El Paso county clerk and recorder, Colorado.
Also known by street and number as: 7116 Coral Ridge Dr, Colorado

El Paso County Advertiser & News Fountain Valley NEWS

NOTICE OF UNCLAIMED OVERBID FUNDS CRS 38-38-111(2.5b)(3a,b,d)(5) PUBLIC TRUSTEE SALE NO. EPC202200085

To: Obligor/Grantor(s) on the evidence of debt and/or Deed of Trust or other person entitled. You are advised that there are overbid funds due you. This Notice is given with regard to the following described Deed of Trust:

Name of Obligor/Grantor(s) on the evidence of debt and/or Deed of Trust
LAWRENCE A. WALL

Address of Obligor/Grantor(s) on the evidence of debt and/or Deed of Trust

1242 JET WING DR, COLORADO SPRINGS, CO 80916--2240

Recording Date of Deed of Trust
September 18, 2017

Recording Information
217111940

Legal Description of Property
LOT 12 IN BLOCK 4 IN PIKES PEAK PANORAMA-FILING NO. 2, IN THE CITY OF COLORADO SPRINGS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK W-2 AT PAGE 93, COUNTY OF EL PASO, STATE OF COLORADO.

Street Address of Property
1242 JET WING DR, COLORADO SPRINGS, CO 80916

NOTICE OF UNCLAIMED OVERBID FUNDS

I sold at public auction, at 10:00 on 8/24/22, at via remote, web-based auction service, to the highest and best bidder for cash, the real property described above. An overbid was realized from the sale and the funds must be claimed by the Obligor/Grantor(s) on the evidence of debt and/or Deed of Trust or other persons entitled thereto within six months from the date of sale. THE STATE OF COLORADO REQUIRES US TO NOTIFY YOU THAT YOUR PROPERTY MAY BE TRANSFERRED TO THE CUSTODY OF THE STATE TREASURER IF YOU DO NOT CONTACT US BEFORE 2/24/2023 as part of the "Revised Uniform Unclaimed Property Act", pursuant to Colorado law.

First Publication
11/9/22
Last Publication
12/7/22
Name of Publication
El Paso County Advertiser and News

Date: 10/26/22
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado

By: /s/ Mark Lowderman, Treasurer and Public Trustee
@Public Trustees' Association of Colorado Revised 9/2012

NOTICE TO ALL INTERESTED PERSONS AND ELECTORS OF THE LOWER FOUNTAIN METROPOLITAN SEWAGE DISPOSAL DISTRICT:

Notice is hereby given that: a proposed budget has been submitted to the Board of Directors of the Lower Fountain Metropolitan Sewage Disposal District on October 13, 2022 for the ensuing year 2023; a copy of such proposed budget has been filed in the office of the Lower Fountain Metropolitan Sewage Disposal District, where the same is open for public inspection; such proposed budget will be considered at a regular meeting of the Board of Directors to be held at 11545 Link Road, Fountain, Colorado on Thursday, December 15, 2022 at 5:30 p.m. Any interested elector of the Lower Fountain Metropolitan Sewage Disposal District may inspect the proposed budget and file or register any objections thereto at anytime prior to the final adoption of the budget. For more information, interested persons should call the Lower Fountain Metropolitan Sewage Disposal District at 382-5303 or visit the website at www.flmsdd.org.

Published in the Fountain Valley News
Published On: November 23, 2022

ORDINANCE NO. 1780

AN ORDINANCE SETTING APPROPRIATIONS FOR THE CITY OF FOUNTAIN, COLORADO FOR FISCAL YEAR 2023

CERTIFICATION

The above-entitled ordinance was read and passed on second and final reading at a regular meeting of the City Council of the City of Fountain, Colorado, held on the 15th day of November 2022. The ordinance is available for public inspection and acquisition at the office of the City Clerk, 116 South Main Street, Fountain, Colorado 80817.

/s/Silvia Huffman
City Clerk
/s/Sharon Thompson
Mayor

Published in the Fountain Valley News
Published On: November 23, 2022

ORDINANCE NO. 1781

A Request by Kimley-Horn and Associates on Behalf of Rivers Ventana, LLC for Approval of An Overall Development Plan Amendment (Amendment No. 4) for Ventana, for Property Generally Located East of Old Pueblo Road and North of RMB Court, Fountain, Colorado,

Rivers Ventana, LLC, is titleholder of the real property described in Exhibit A attached hereto, for property known as Ventana, has made application for approval of an Overall Development Plan Amendment No. 4 for certain property. The Overall Development Plan and supplemental documents are on file with the City Clerk's office; and the City Council of the City of Fountain, Colorado finds that the request is generally consistent with the review criteria set forth in Section 17.22.030 of the Fountain Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Fountain, Colorado:

Section 1. The Ventana Overall Development Plan Amendment No. 4 is hereby approved subject to the following condition: The required minimum separation of the water and sewer service lines must be adhered to at time of construction.

CERTIFICATION

The above-entitled ordinance was read and passed on first reading at a regular meeting of the City Council of the City of Fountain, Colorado, held on the 15th day of November 2022. The ordinance is available for public inspection and acquisition at the office of the City Clerk, 116 South Main Street, Fountain, Colorado 80817.

/s/Silvia Huffman
City Clerk
/s/Sharon Thompson
Mayor

Published in the Fountain Valley News
Published On: November 23, 2022

DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 12/21/2022, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication
10/26/2022
Last Publication
11/23/2022
Name of Publication
El Paso County Advertiser and News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;

DATE: 08/23/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

Jason W. Downie #27256
Susemihl, McDermott & Downie, P.C. 660
Southpointe Court, Suite 210, Colorado Springs, CO 80906 (719) 579-6500
Attorney File # Palencia
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.
@Public Trustees' Association of Colorado
Revised 1/2015

Springs, CO 80925.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 12/21/2022, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication
10/26/2022
Last Publication
11/23/2022
Name of Publication
El Paso County Advertiser and News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;

DATE: 08/23/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

Amanda Ferguson #44893
Halliday, Watkins & Mann, P.C. 355 Union Blvd., Suite 250, Lakewood, CO 80228 (303) 274-0155
Attorney File # CO11516
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.
@Public Trustees' Association of Colorado
Revised 1/2015

SECTION 00690

NOTICE OF FINAL PAYMENT

NOTICE is hereby given that Widefield Water and Sanitation District of El Paso County, Colorado, will make final payment at the District Office, 8495 Fontaine Blvd., Colorado Springs, Colorado, 80925 on December 14th, at the hour of 10:00 A.M.. Preload, LLC of Louisville, Kentucky for all equipment supplied and services rendered in construction or work on Rolling Hills 2.0 MG Tank, performed within the Widefield Water and Sanitation District, County of El Paso, State of Colorado.

Any person, co-partnership, association of persons, company or corporation that has furnished labor, materials, team hire, sustenance, provisions, provender, or other supplies used or consumed by such contractors or their subcontractors, in or about the performance of the work contracted to be done or that supplies rental machinery, tools, or equipment to the extent used in the prosecution of the work, and whose claim therefor has not been paid by the contractors or their subcontractors, at any time up to and including the time of final settlement for the work contracted to be done, is required to file a verified statement of the amount due and unpaid, and an account of such claim, to the Widefield Water and Sanitation District, on or before the date and time hereinabove shown for final payment. Failure on the part of any claimant to file such verified statement of claim prior to such final settlement will release Widefield Water and Sanitation District, its directors, officers, agents, and employees, of and from any and all liability for such claim.

BY ORDER OF THE BOARD OF DIRECTORS
WIDEFIELD WATER AND SANITATION DISTRICT

By: /s/ Lucas Hale

Published in the Fountain Valley News
Publication Dates: November 23, 2022
November 30, 2022

NOTICE OF UNCLAIMED OVERBID FUNDS
CRS 38-38-111(2.5b)(3a,b,d)(5)
PUBLIC TRUSTEE SALE NO. EPC202200223

To: Obligor/Grantor(s) on the evidence of debt and/or Deed of Trust or other person entitled. You are advised that there are overbid funds due you. This Notice is given with regard to the following described Deed of Trust:

Name of Obligor/Grantor(s) on the evidence of debt and/or Deed of Trust
ADRIANA I. DIGGINS

Address of Obligor/Grantor(s) on the evidence of debt and/or Deed of Trust

501 CLEARVIEW DRIVE, FOUNTAIN, CO 80817

Recording Date of Deed of Trust March 09, 2010

Recording Information 210021948

Legal Description of Property

LOT 7, SIMMONS ADDITION FILING NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK H-2 AT PAGE 25 AS AMENDED BY CERTIFICATE RECORDED MARCH 19, 1968 IN BOOK 2226 AT PAGE 683, COUNTY OF EL PASO, STATE OF COLORADO.

Street Address of Property 501 CLEARVIEW DRIVE, FOUNTAIN, CO 80817

NOTICE OF UNCLAIMED OVERBID FUNDS

I sold at public auction, at 10:00 on 8/31/22, at via remote, web-based auction service, to the highest and best bidder for cash, the real property described above. An overbid was realized from the sale and the funds must be claimed by the Obligor/Grantor(s) on the evidence of debt and/or Deed of Trust or other persons entitled thereto within six months from the date of sale. THE STATE OF COLORADO REQUIRES US TO NOTIFY YOU THAT YOUR PROPERTY MAY BE TRANSFERRED TO THE CUSTODY OF THE STATE TREASURER IF YOU DO NOT CONTACT US BEFORE 2/28/2023 as part of the "Revised Uniform Unclaimed Property Act", pursuant to Colorado law.

First Publication 11/16/22
Last Publication 12/14/22
Name of Publication El Paso County Advertiser and News

Date: 11/4/22
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado

By: /s/ Mark Lowderman, Treasurer and Public Trustee
©Public Trustees' Association of Colorado Revised 9/2012

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200530

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On August 30, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s)
Jennifer Nicole Collier and Darryl Lamar Collier
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc. as nominee for Adams Mortgage, LLC, Its Successors and Assigns
Current Holder of Evidence of Debt
NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing
Date of Deed of Trust
August 27, 2014
County of Recording
El Paso
Recording Date of Deed of Trust
August 29, 2014
Recording Information (Reception No. and/or Book/Page No.)
214079292
Original Principal Amount
\$145,000.00
Outstanding Principal Balance
\$130,759.27

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 19, BLOCK 3, SOUTHBOROUGH SUBDIVISION FILING NO. 9, COUNTY OF EL PASO, STATE OF COLORADO.

Also known by street and number as: 4671 Bailey Drive, Colorado Springs, CO 80916.

NOTICE TO CREDITORS
Case No. 2022 PR 31159

Re: Estate of Michael L. Johnson, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative (or to the District Court of El Paso County, Colorado) on or before March 23, 2023 or said claims may be forever barred.

Susan Johnson
Personal Representative
2960 Arnold Ave.
Monument, CO 80132

/s/ Dagna Van Der Jagt
Dagna Van Der Jagt, Esq., #37704
Starzynski Van Der Jagt PC
Attorney for the Personal Representative
200 S. Wilcox St., #206
Castle Rock, CO 80104
Telephone: (920) 214-8501
E-mail: Dagna@vdjlaw.com

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Publication Dates:
November 23, 2022
November 30, 2022
December 7, 2022

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200533

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On August 30, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s)
MACKENZIE D KERR and JOANN KERR
Original Beneficiary(ies)
DONALD L. PEDRIE
Current Holder of Evidence of Debt
RUTH A. PEDRIE, as Trustee of the Donald L. Pedrie Family Trust dated July 24, 2016
Date of Deed of Trust
January 10, 2001
County of Recording
El Paso
Recording Date of Deed of Trust
January 30, 2001
Recording Information (Reception No. and/or Book/Page No.)
201010864
Original Principal Amount
\$138,000.00
Outstanding Principal Balance
\$93,567.28

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Parcel A:
Government Lots 1 and 2 in section 19 in Township 12 South, Range 61 West of the 6th P.M., Excepting any portion thereon taken or used for Public Roadway Purposes, El Paso County, State of Colorado.

Parcel B:
The East Half of the Northeast Quarter of section 24 in Township 12 South, Range 62 West of the 6th P.M., Except any portion thereof taken or used for Public Roadway Purposes, El Paso County, State of Colorado.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200536

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On August 30, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s)
Yayoi Adams
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Broker Solutions, Inc. dba New American Funding, its successors and assigns
Current Holder of Evidence of Debt
Broker Solutions Inc. dba New American Funding
Date of Deed of Trust
October 09, 2018
County of Recording
El Paso
Recording Date of Deed of Trust
October 10, 2018
Recording Information (Reception No. and/or Book/Page No.)
218118090
Original Principal Amount
\$176,900.00
Outstanding Principal Balance
\$169,323.27

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Condominium Unit 76 in Sand Creek Commons, a Condominium Community, according to the Declaration thereof filed for record in the records of the office of the Clerk and Recorder of El Paso County, State of Colorado, on April 12, 2000, in Reception No. 200040026, and as subsequently amended, and as defined and described in the Condominium Map for Sand Creek Commons Condominiums Phase 27 recorded on June 11, 2002 at Reception No. 202094319, in

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. EPC202200538

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On August 30, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s)
Tanner Ranch, LLC
Original Beneficiary(ies)
Cheyenne Mountain Bank
Current Holder of Evidence of Debt
InBank f/k/a Legacy Bank f/k/a Cheyenne Mountain Bank
Date of Deed of Trust
July 17, 2007
County of Recording
El Paso
Recording Date of Deed of Trust
July 25, 2007
Recording Information (Reception No. and/or Book/Page No.)
207098200
Original Principal Amount
\$212,659.00
Outstanding Principal Balance
\$102,834.00

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

See Exhibit A attached hereto and incorporated herein by reference

EXHIBIT A - EPC202200538
TO NOTICE OF ELECTION AND DEMAND

Legal Description and Listing of Partial Releases of Deed of Trust

ALL SECTION 18, EXCEPTING THEREFROM THE NORTHEAST QUARTER, TOWNSHIP 14 SOUTH, RANGE 61 WEST, OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

EXCEPT THE FOLLOWING PARCELS:

- Lot 4, Lot 8, Lot 9 Tanner Ranch Filing No 1 County of El Paso, State of Colorado, pursuant to Partial Release of Deed of Trust recorded on February 2, 2017, at Reception No. 217013275;
- Lot 3 Tanner Ranch Filing No 1 County of El Paso, State of Colorado, pursuant to Partial Release of Deed of Trust recorded on February 10, 2017, at Reception No. 217016925;
- Lot 7 Tanner Ranch Filing No 1 County of El Paso, State of Colorado, pursuant to Partial Release of Deed of Trust recorded on June 9, 2017, at Reception No. 217066913;
- Lots 5, Lot 6, Lot 12, and Lot 25, Tanner Ranch Filing No 1 County of El Paso, State of Colorado, pursuant to Partial Release of Deed of Trust recorded on October 23, 2017, at Reception No. 217128276;
- Lot 16 Tanner Ranch Filing No 1 County of El Paso, State of Colorado, pursuant to Partial Release of Deed of Trust recorded on December 19, 2017, at Reception No. 217152855;
- Lot 28 Tanner Ranch Filing No 1 County of El Paso, State of Colorado, pursuant to Partial Release of Deed of Trust recorded on March 9, 2018, at Reception No. 218027180;
- Lot 24 Tanner Ranch Filing No 1 County of El Paso, State of Colorado, pursuant to Partial Release of Deed of Trust recorded on April 17, 2018, at Reception No. 218043141;
- Lot 23 Tanner Ranch Filing No 1 County of El Paso, State of Colorado, pursuant to Partial Release of Deed of Trust recorded on June 20, 2018, at Reception No. 218071014;
- Lot 31 Tanner Ranch Filing No 1 County of El Paso, State of Colorado, pursuant to Partial Release of Deed of Trust recorded on November 9, 2018, at Reception No. 218130852;
- Lot 29 Tanner Ranch Filing No 1 County of El Paso, State of Colorado, pursuant to Partial Release of Deed of Trust recorded on December 26, 2018, at Reception No. 218147283;
- Lot 13 Tanner Ranch Filing No 1 County of El Paso, State of Colorado, pursuant to Partial Release of Deed of Trust recorded on January 16, 2019, at Reception No. 219005950;
- Lot 20, 21 & 22, Filing No 1 County of El Paso, State of Colorado, pursuant to Partial Release of Deed of Trust recorded on January 18, 2019, at Reception No. 219006990;
- Lot 17 Tanner Ranch Filing No 1 County of El Paso, State of Colorado, pursuant to Partial Release of Deed of Trust recorded on March 30, 2020, at Reception No. 220043585;
- Lot 14 Filing No 1, Address: 29887 Lonesome Dove Lane, County of El Paso, State of Colorado, pursuant to Partial Release of Deed of Trust recorded on September 30, 2020, at Reception No. 220153634;
- Lot 19, Filing No 1, County of El Paso, State of Colorado, pursuant to Partial Release of Deed of Trust recorded on October 13, 2020, at Reception No. 220162576;
- Lot 18 Filing No 1, Address: 30088 Lonesome Dove Lane, County of El Paso, State of Colorado, pursuant to Partial Release of Deed of Trust recorded on October 21, 2020, at Reception No. 220168561; and
- Lot 15 Tanner Ranch Filing No 1 County of El Paso, State of Colorado, pursuant to Partial Release of Deed of Trust recorded on December 21, 2020, at Reception No. 220208812.

Also known by street and number as: 0 Tanner Ranch, Yoder, CO 80864.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 12/28/2022, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 11/2/2022
Last Publication 11/30/2022
Name of Publication El Paso County Advertiser and News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;

DATE: 08/30/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Trevor J. Young #36801
MULLIKEN WEINER BERG & JOLIVET P.C. 102 S Tejon Street, Suite 900, Colorado Springs, CO 80903-2238 (719) 635-8750
Attorney File # 48369.001
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.
©Public Trustees' Association of Colorado Revised 1/2015

Email legal notices to:
legalnotices@epcan.com

NOTICE TO CREDITORS
Case No. 2022 PR 31183

Re: Estate of Michael Ray Cook, aka Michael R. Cook, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative (or to the District Court of El Paso County, Colorado) on or before March 22, 2023 or said claims may be forever barred.

Cara Babin
Personal Representative
2539 Highway 1
Thibodaux, LA 70301
(907) 341-9704

/s/ Kevin L. Ehlers
Kevin L. Ehlers, #11269
KEVIN EHLERS LAW, P.C.
Attorney for the Personal Representative
13976 West Bowles Ave., Suite 202
Littleton, CO 80127
Telephone: (303) 974-6995
E-mail: kevin@kevinehlerslaw.com

Published in the El Paso County Advertiser and News
Publication Dates:
November 16, 2022
November 23, 2022
November 30, 2022

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200509

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On August 23, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s)
JOSHUA T SMITH AND HEATHER M SMITH
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION., ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt
COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust
September 12, 2019
County of Recording
El Paso
Recording Date of Deed of Trust
September 16, 2019
Recording Information (Reception No. and/or Book/Page No.)
219111743
Original Principal Amount
\$228,779.00
Outstanding Principal Balance
\$225,977.95

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 35, BLOCK 2, SECURITY, COLORADO ADDITION NO. 2, COUNTY OF EL PASO, STATE OF COLORADO.
APN #: 65133-04-010
Also known by street and number as: 130 HAYES DRIVE, COLORADO SPRINGS, CO 80911.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200519

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On August 23, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s)
ALFRED MCDANIELS and GAYNELL MCDANIELS
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc. acting solely as nominee for LOANDEPOT.COM, LLC
Current Holder of Evidence of Debt
LAKEVIEW LOAN SERVICING LLC
Date of Deed of Trust
July 18, 2016
County of Recording
El Paso
Recording Date of Deed of Trust
August 03, 2016
Recording Information (Reception No. and/or Book/Page No.)
216086751
Original Principal Amount
\$126,000.00
Outstanding Principal Balance
\$110,463.17

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the Evidence of Debt secured by the Deed of Trust and other violations of the terms thereof

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 41, IN BLOCK 3 IN SOUTHMOOR SUBDIVISION ADDITION NO. 4, COUNTY OF EL PASO, STATE OF COLORADO.
Also known by street and number as: 1525 BONITA DRIVE, FOUNTAIN, CO 80817.

THE PROPERTY DESCRIBED HEREIN

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 12/21/2022, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 10/26/2022
Last Publication 11/23/2022
Name of Publication El Paso County
Advertiser and News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;

DATE: 08/23/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Alison L. Berry #34531
JANEWAY LAW FIRM, P.C. 9800 S. Meridian Blvd., Suite 400, Englewood, CO 80112 (303) 706-9990
Attorney File # 22-028222
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.
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Revised 1/2015

IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 12/21/2022, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 10/26/2022
Last Publication 11/23/2022
Name of Publication El Paso County
Advertiser and News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;

DATE: 08/23/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Anna Johnston #51978
Barrett Frappier & Weisserman, LLP 1391 Speer Boulevard, Suite 700, Denver, CO 80204 (303) 350-3711
Attorney File # 00000009578980
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.
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Revised 1/2015

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200552

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On September 13, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.
Original Grantor(s)
William Whitfield
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Cherry Creek Mortgage Co., Inc., its successors and assigns
Current Holder of Evidence of Debt
Freedom Mortgage Corporation
Date of Deed of Trust
July 31, 2017
County of Recording
El Paso
Recording Date of Deed of Trust
July 31, 2017
Recording Information (Reception No. and/or Book/Page No.)
217090358
Original Principal Amount
\$269,900.00
Outstanding Principal Balance
\$247,477.49

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Lot 9, Ponderosa at Lorson Ranch Filing No. 2, County of El Paso, State of Colorado.
Also known by street and number as: 10468 Deer Meadow Cir., Colorado Springs, CO 80925-1336.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200558

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On September 13, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s)
MICHAEL L. ROMERO
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as nominee for HOMEBRIDGE FINANCIAL SERVICES, INC., Its Successors and Assigns
Current Holder of Evidence of Debt
NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
Date of Deed of Trust
October 21, 2016
County of Recording
El Paso
Recording Date of Deed of Trust
October 21, 2016
Recording Information (Reception No. and/or Book/Page No.)
216122461
Original Principal Amount
\$147,184.00
Outstanding Principal Balance
\$131,487.59

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 14, BLOCK 1, SECURITY, COLORADO, ADDITION NO. 2, EL PASO COUNTY, COLORADO.
Also known by street and number as: 112 Easy Street, Colorado Springs, CO 80911.

ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 01/11/2023, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 11/16/2022
Last Publication 12/14/2022
Name of Publication El Paso County
Advertiser and News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;

DATE: 09/13/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Amanda Ferguson #44893
Halliday, Watkins & Mann, P.C. 355 Union Blvd., Suite 250, Lakewood, CO 80228 (303) 274-0155
Attorney File # CO12035
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.
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Revised 1/2015

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 01/11/2023, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 11/16/2022
Last Publication 12/14/2022
Name of Publication El Paso County
Advertiser and News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;

DATE: 09/13/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Ilene Dell'Acqua #31755
McCarthy & Holthus, LLP 7700 E. Arapahoe Road, Suite 230, Centennial, CO 80112 (877) 369-6122
Attorney File # CO-22-943355-LL
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.
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Revised 1/2015

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200511

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On August 23, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.
Original Grantor(s)
ANDREW T MOUSER and RUTHELLEN G MOUSER
Original Beneficiary(ies)
Mortgage Electronic Registration Systems Inc. as nominee for UNITED WHOLESALE MORTGAGE, Its Successors and Assigns
Current Holder of Evidence of Debt
NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing
Date of Deed of Trust
September 12, 2019
County of Recording
El Paso
Recording Date of Deed of Trust
September 12, 2019
Recording Information (Reception No. and/or Book/Page No.)
219110766
Original Principal Amount
\$305,428.00
Outstanding Principal Balance
\$303,454.60

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 101 IN MORNING SUN I, COUNTY OF EL PASO, STATE OF COLORADO.
Also known by street and number as: 3936 Shining Star Dr, Colorado Springs, CO 80925.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 12/21/2022, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 10/26/2022
Last Publication 11/23/2022
Name of Publication El Paso County
Advertiser and News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;

DATE: 08/23/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Ilene Dell'Acqua #31755
McCarthy & Holthus, LLP 7700 E. Arapahoe Road, Suite 230, Centennial, CO 80112 (877) 369-6122
Attorney File # CO-22-925739-LL
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.
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Follow us on social media for updates all week!

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Instagram: @fountainvalleynews

Twitter: @fvn1958

DISTRICT COURT, EL PASO COUNTY, COLORADO
270 S. Tejon, Colorado Springs, CO 80903
Telephone: (719) 452-5000

PLAINTIFF: JACK WOJDYLA
vs.
Defendant: 1. TINA ZAMORA
2. ALL UNKNOWN PERSONS WHO MAY CLAIM INTEREST IN THE SUBJECT PROPERTY OR THE SUBJECT MATTER OF THIS ACTION

KENNETH E. DAVIDSON, #7596
Attorney for Plaintiff
305 Main Street, Suite A
Colorado Springs, CO 80911
Phone Number: (719) 390-7811

Case No. 22CV31954

SUMMONS FOR NOTICE OF SUIT BY PUBLICATION AND MAILING

THE PEOPLE OF THE STATE OF COLORADO, TO THE ABOVE-NAMED DEFENDANT(S):

You are hereby summoned and required to appear and defend against the claims of the complaint filed with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the complaint may be obtained from the clerk of the court.

If you fail to file your answer or other response to the complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the complaint without further notice.

This is an action *in rem*.

Dated November 20, 2022 /s/Kenneth E. Davidson
Kenneth E. Davidson, #7596

Published in the El Paso County Advertiser and News
Date of First Publication: November 23, 2022
Date of Last Publication: December 21, 2022

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200526

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On August 23, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s)
Klayton Blue and Kelsey Warren
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for North-pointe Bank, its successors and assigns
Current Holder of Evidence of Debt
Lakeview Loan Servicing, LLC
Date of Deed of Trust
October 19, 2018
County of Recording
El Paso
Recording Date of Deed of Trust
October 19, 2018
Recording Information (Reception No. and/or Book/Page No.)
218122370
Original Principal Amount
\$264,568.00
Outstanding Principal Balance
\$255,273.39

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Lot 23, Block 10, Wilsons Widefield - Addition No. 4, County of El Paso, State of Colorado.
Also known by street and number as: 626 Bickley St, Colorado Springs, CO 80911.

THE PROPERTY DESCRIBED HEREIN

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200513

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On August 23, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s)
JEFFREY L BRAY and DIANE G BRAY
Original Beneficiary(ies)
ROCKY MOUNTAIN BANK & TRUST
Current Holder of Evidence of Debt
ROCKY MOUNTAIN BANK & TRUST
Date of Deed of Trust
November 25, 2019
County of Recording
El Paso
Recording Date of Deed of Trust
December 02, 2019
Recording Information (Reception No. and/or Book/Page No.)
219151070
Original Principal Amount
\$310,000.00
Outstanding Principal Balance
\$291,453.61

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 47, INDIAN VILLAGE FILING NO. 2, COUNTY OF EL PASO, STATE OF COLORADO
Also known by street and number as: 20290 OUTBACK VW, FOUNTAIN, CO 80817-7321.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE

FOR SALE

The following vehicle(s) were towed, abandoned and will be placed for sale:

NOTICE TO OBTAIN TITLE

2003 MERCURY GRAND MARQUIS VIN# 637601
2021 CHEVROLET SILVERADO VIN# 152809
2001 CHEVROLET TAHOE VIN# 193239
2018 DODGE CHALLENGER VIN# 123676
2001 CHEVROLET SUBURBAN VIN# 130037
2012 MAZDA 3 VIN# 533192
2000 HYUNDAI ACCENT VIN# 078695

The above vehicles were towed by Bug's Towing LLC, 806 Nichols Blvd., Colorado Springs, CO 80907 (719) 640-2416

Published in the El Paso County Advertiser and News
Publication Date: November 23, 2022



Call the News Office at 719-382-5611 to share your news tips!!!

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200561

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On September 13, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s)
Julia P. Gutierrez
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Cherry Creek Mortgage Co, Inc., its successors and assigns
Current Holder of Evidence of Debt
Freedom Mortgage Corporation
Date of Deed of Trust
June 29, 2020
County of Recording
El Paso
Recording Date of Deed of Trust
July 07, 2020
Recording Information (Reception No. and/or Book/Page No.)
220096318
Original Principal Amount
\$347,820.00
Outstanding Principal Balance
\$345,523.81

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Lot 107, Countryside North Sub-division Filing No. 1, in the City of Fountain, County of El Paso, State of Colorado.
Also known by street and number as: 11040 Falling Star Rd, Fountain, CO 80817.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200553

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On September 13, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s)
ANTHONY JAMES MITTS
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc. as nominee for PRIMARY RESIDENTIAL MORTGAGE, INC., its successors and assigns
Current Holder of Evidence of Debt
COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust
February 25, 2021
County of Recording
El Paso
Recording Date of Deed of Trust
March 02, 2021
Recording Information (Reception No. and/or Book/Page No.)
221040453
Original Principal Amount
\$376,062.00
Outstanding Principal Balance
\$368,372.90

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

APN #: 120000177
Also known by street and number as: 11475 MULBERRY ROAD, CALHAN, CO 80808.

ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 01/11/2023, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 11/16/2022
Last Publication 12/14/2022
Name of Publication El Paso County Advertiser and News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;

DATE: 09/13/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Amanda Ferguson #44893
Halliday, Watkins & Mann, P.C. 355 Union Blvd., Suite 250, Lakewood, CO 80228 (303) 274-0155
Attorney File # CO12084
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.
©Public Trustees' Association of Colorado Revised 1/2015

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 01/11/2023, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 11/16/2022
Last Publication 12/14/2022
Name of Publication El Paso County Advertiser and News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;

DATE: 09/13/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
David R. Doughty #40042
JANEWAY LAW FIRM, P.C. 9800 S. Meridian Blvd., Suite 400, Englewood, CO 80112 (303) 706-9990
Attorney File # 22-028292
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.
©Public Trustees' Association of Colorado Revised 1/2015

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200562

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On September 13, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s)
Tamika Caldwell and Gary Wade
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Home Point Financial Corporation, its successors and assigns
Current Holder of Evidence of Debt
Freedom Mortgage Corporation
Date of Deed of Trust
January 10, 2019
County of Recording
El Paso
Recording Date of Deed of Trust
January 15, 2019
Recording Information (Reception No. and/or Book/Page No.)
219005615
Original Principal Amount
\$249,986.00
Outstanding Principal Balance
\$245,512.18

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

THE SOUTH 8.32 FEET OF LOT 12 AND THE NORTH 60 FEET OF LOT 11, BLOCK 7, WIDEFIELD HEIGHTS FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO.
Also known by street and number as: 4 N Ely St, Colorado Springs, CO 80911.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200554

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On September 13, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s)
Alexandria Burrell
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Solutions of Colorado, LLC, its successors and assigns
Current Holder of Evidence of Debt
Mortgage Solutions of Colorado, LLC, D.B.A Mortgage Solutions Financial
Date of Deed of Trust
August 24, 2021
County of Recording
El Paso
Recording Date of Deed of Trust
August 25, 2021
Recording Information (Reception No. and/or Book/Page No.)
221160884
Original Principal Amount
\$363,165.00
Outstanding Principal Balance
\$361,909.83

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Lot 14 in Block 4 in Countryside Sub-division Filing No. 2, City of Fountain, County of El Paso, State of Colorado.
Also known by street and number as: 854 Daffodil Street, Fountain, CO 80817.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 01/11/2023, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 11/16/2022
Last Publication 12/14/2022
Name of Publication El Paso County Advertiser and News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;

DATE: 09/13/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Amanda Ferguson #44893
Halliday, Watkins & Mann, P.C. 355 Union Blvd., Suite 250, Lakewood, CO 80228 (303) 274-0155
Attorney File # CO12077
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.
©Public Trustees' Association of Colorado Revised 1/2015

ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 01/11/2023, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 11/16/2022
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Name of Publication El Paso County Advertiser and News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;

DATE: 09/13/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Amanda Ferguson #44893
Halliday, Watkins & Mann, P.C. 355 Union Blvd., Suite 250, Lakewood, CO 80228 (303) 274-0155
Attorney File # CO11998
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.
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Newspapers are vital in providing local news...

they keep people connected to their neighborhoods and communities.

YOUR NEWSPAPER! COLORADO'S SOURCE FOR LOCAL NEWS AND ADVERTISING.

El Paso County AP Check Newspaper List
PUBLISHED UNDER THE DIRECTION OF THE
BOARD OF "COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO."
THE FOLLOWING IS A LIST OF BILLS ALLOWED
FOR October 2022

Table listing various companies and their associated amounts, such as 4 Rivers Equipment (224.96), 5280 Strategies (4,583.33), and others.

Table listing various companies and their associated amounts, such as Eventbrite Inc (331.72), Executive Butlers (115.00), and others.

Table listing various companies and their associated amounts, such as Marques, Traci (118.50), Master Blaster Inc (962.00), and others.

Table listing various companies and their associated amounts, such as Rocky Mountain Bottled Water LLC (122.80), Rocky Mountain Weed Management LLC (575.00), and others.

Table listing various companies and their associated amounts, such as Watts Uphitting LLC (26,383.79), Waxie Sanitary Supply (33,174.27), and others.

General Fund
Total \$ 7,972,385.23

Table listing various companies and their associated amounts under the General Fund, such as 324-326 S Fairway LLC (500.00), 4 Rivers Equipment (229.00), and others.

Road & Bridge Fund
Total \$1,992,694.97

Table listing various companies and their associated amounts under the Road & Bridge Fund, such as Ace Express Coaches LLC (120.00), Ad-Excellence (1,500.00), and others.

Continued on next page

County bills, continued

Table listing various county bills and their amounts, including items like Super 8 Motel, Community Partnership for Child Development, and various utility and service bills.

Table listing various county bills and their amounts, including items like D & J Pallet Inc, El Paso County, Glaser Energy Group Inc, and various utility and service bills.

Table listing various county bills and their amounts, including items like Hyatt Place Denver Airport, IDEXX Distribution Inc, Institute of Cultural Affairs, and various utility and service bills.

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN HAVEN VALLEY. NOTICE IS HEREBY GIVEN that on DECEMBER 20TH, 2022, at 1:00 P.M. at the Citizens Service Center, 1675 Garden of the Gods Road, Colorado Springs, Colorado, or at such other time and place as this hearing may be adjourned to, a public hearing will be held by the Board of County Commissioners of the County of El Paso, State of Colorado, such text may be examined at the public office of the Planning and Community Development Department, 2880 International Circle, Colorado Springs, Colorado, 80910; and/or the Board of County Commissioners Office, Centennial Hall 200 S. Cascade, Colorado Springs, Colorado, 80903 and online at the following web address: https://epcddevplanreview.com

ORDINANCE 1782 AN ORDINANCE AMENDING ORDINANCE 1701, SECTION 5.12.070 (ENFORCEMENT) OF CHAPTER 12 (BUSINESS PERMITS) OF TITLE 5 (BUSINESS TAX, LICENSES, AND REGULATIONS) OF THE FOUNTAIN MUNICIPAL CODE TO ADD PROVISIONS THAT ALLOW FOR THE SUSPENSION, REVOCATION, AND DENIAL OF BUSINESS LICENSES

Section 5.12.070 (Enforcement) of Chapter 12 (Business Permits) of Title 5 (Business Tax, Licenses, and Regulations) of the Fountain Municipal Code is amended to read as follows: A. Inspection. Persons authorized. The following persons are authorized to conduct inspections in the manner prescribed herein: a. City Clerk. The City Clerk shall make all investigations reasonably necessary to the enforcement of this section. b. Officials having duties. The City Clerk shall have the authority to order the inspection of permittees, their businesses and premises, by all City officials having duties to perform with reference to such permittees or businesses. c. Police officers. All police officers shall inspect and examine businesses located within their respective jurisdictions or beats to enforce compliance with this section. 2. Authority of inspectors. All persons authorized herein to inspect permittees and businesses shall have the authority to enter, with or without search warrant, at all reasonable times, the following premises: a. those for which a permit is required b. those for which a permit was issued and which, at the time of inspection, are operating under such permit; c. those for which the permit has been revoked or suspended. 3. Reports by inspectors. Persons inspecting permittees, their businesses, or premises as herein authorized shall report all violations of this chapter or of other laws or ordinances to the City Clerk and shall submit such other reports as the City Clerk shall order. B. Denial of License. An application for the initial issuance or renewal of an annual business license shall be denied by the City Clerk: 1. If the business for which the license is sought has unresolved violations of Fountain City Code, state, or federal laws; 2. If the applicant is not qualified to engage in such business under applicable federal, state or local law; or 3. If the applicant or, in the event of an applicant which is other than a natural person, if any principal of the applicants, owes to the town any unpaid and delinquent tax of any kind. As used in this subsection, the term "principal" means: a) as to a corporation, any officer, director, or shareholder owning fifty percent (50%) or more of the issued and outstanding capital stock of the corporation, b) as to any general partnership, any partner, c) as to any limited partnership, any general partner, and d) as to any limited liability company, any manager or member owning more than fifty percent (50%) interest in the entity. The term "delinquent" means the nonpayment of any tax obligation owed to the town within sixty (60) days of the date such obligation is due. 4. Following a denial of a business license, the applicant may request a hearing using the general procedures provided for the suspension or revocation of a license in section (C) of this chapter. C. Suspension or Revocation of License. 1. A license issued to a City of Fountain business ("Licensee") pursuant to this chapter may be revoked by the City Clerk for the following reasons: a. Fraud, misrepresentation or a false statement of material fact contained in the license application; b. Violations of City Code, state, or federal law; or 2. In connection with the suspension of a license, the City Clerk may impose reasonable conditions on the Licensee.

3. Notice of the suspension or revocation of the license, to include the reason for suspension or revocation, shall be sent via certified mail to the Licensee at the address shown on the license application, the management company, rental agency or other person employed or engaged by the licensee to manage, rent or supervise the licensed premises. A copy shall be sent to the given email address for the Licensee as well. 4. The Licensee may, within ten (10) days following receipt of the notice of suspension or revocation, contest the suspension or revocation by submitting to the Clerk in writing a Request for Hearing. Upon receipt of this Request, the City Clerk shall cause a hearing to be held pursuant to this chapter, at a date mutually agreeable to the Clerk and Licensee. At the hearing the licensee may appear with or without counsel and present such evidence as may be relevant. 5. In deciding whether a license should be suspended or revoked in accordance with this section, and in deciding what conditions to impose in the event of a suspension, if any, the City Clerk shall consider: a. the nature and seriousness of the violation(s); b. corrective action, if any, taken by the licensee; c. prior violation(s), if any, at the licensed premises by the licensee and the effectiveness of prior corrective action, if any; d. the likelihood of recurrence; e. all circumstances surrounding the violation; f. whether the violation was willful; g. the length of time the license has been held by the licensee; h. the number of violations by the licensee within the applicable twelve (12) month period; i. previous sanctions, if any, imposed against the licensee; and j. other factors making the situation with respect to the licensee or the licensed premises unique. 6. A Licensee whose license has been revoked under this section may not apply for a new license for the same premises a period of one year from the date the revocation took effect. D. Right of Appeal. Any person aggrieved by any decision of the City Clerk after hearing shall have the right to appeal to the City Council of the City by filing a written appeal within ten (10) days following the effective date of the action or decision complained of. 1. Contents of appeal. Such appeal shall set out a copy of the order or decisions appealed from and shall include a statement of the facts relied upon to avoid such order. 2. Notification of City Clerk. At the time of filing any such appeal a copy thereof shall be filed by the appellant with the City Clerk. 3. Hearing. The City Council shall fix a time and place for hearing the appeal and shall personally serve a written notice, as provided herein, upon the appellant informing him thereof. The City Council shall also give such notice to the City Clerk and such officer shall be entitled to appear and defend such order. 4. Effect of decision. The findings of the City Council shall be final and conclusive and shall be personally served upon the appellant as required herein. (Ord. 541, §8, 1980)

CERTIFICATION

The above-entitled ordinance was read and passed on first reading at a regular meeting of the City Council of the City of Fountain, Colorado, held on the 15th day of November 2022. The ordinance is available for public inspection and acquisition at the office of the City Clerk, 116 South Main Street, Fountain, Colorado 80817. /s/Silvia Huffman City Clerk /s/Sharon Thompson Mayor Published in the Fountain Valley News Published On: November 23, 2022

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 11.438 ACRES OR 498,237 SQUARE FEET, MORE OR LESS. THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 0.3298 ACRES OR 14,323 SQUARE FEET, MORE OR LESS.

El Paso County Parcel Information. Table with columns: PARCEL, NAME, ADDRESS. Includes a map showing the location of the parcel at 4885, 5112, 5114, and 5116 CABLE LANE, LETA DR. File Name: PUDSP217 Date: November 14th, 2022