



LEGAL NOTICES
Public notices and your right to know...
...and be informed of the functions of your government that are embodied in public notices.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200585

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

On September 27, 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)
JASON A. LITTLE
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for USAA FEDERAL SAVINGS BANK, its successors and assigns
Current Holder of Evidence of Debt
NATIONSTAR MORTGAGE LLC
Date of Deed of Trust
April 21, 2017
County of Recording
El Paso
Recording Date of Deed of Trust
April 21, 2017
Recording Information (Reception No. and/or Book/Page No.)
217046080
Original Principal Amount
\$188,255.00
Outstanding Principal Balance
\$138,340.23

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, 01/25/2023, 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 11/30/2022
Last Publication 12/28/2022
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: 09/27/2022
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 # CO12064
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

FOR SALE

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

NOTICE TO OBTAIN TITLE

- 1999 LINCOLN NAVIGATOR VIN# J14452
2012 JEEP PATRIOT VIN# 617480
1992 HAPPY XJ600 VIN# 003242
2002 HONDA ACCORD VIN# 002832
1998 BIG TEX TRAILER VIN# A98510
2007 KIA OPTIMA VIN# 124660
2008 FORD ESCAPE VIN# A99559
2002 HONDA CIVIC VIN# 031029
2009 GMC SIERRA VIN# 109456
2008 FORD 500 VIN# 167873

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: December 28, 2022

FILING FOR TITLE

- 1998 PONTIAC SUN FIRE VIN# 556675
2018 FORD FOCUS VIN# 260555

The above vehicles were towed by Advanced Towing, 4526 Austin Bluffs Pkwy., Colorado Springs, CO 80918 (719) 359-3272

Published in the El Paso County Advertiser and News
Publication Date: December 28, 2022



ORDINANCE NO. 22-002
"EL PASO COUNTY 2020 MODEL TRAFFIC CODE ADOPTION"

AN ORDINANCE FOR THE REGULATION OF TRAFFIC BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO; ADOPTING BY REFERENCE THE 2020 EDITION OF THE "MODEL TRAFFIC CODE" REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING PENALTIES FOR VIOLATION THEREOF.

The First Reading of Ordinance No. 22-002 was held on December 6, 2022, and the Second Reading of Ordinance No. 22-002 will be held on January 10, 2023.

Published in the El Paso County Advertiser and News
Publication Dates: December 14, 2022
December 21, 2022
December 28, 2022

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 119, HERITAGE FILING NO. 12, COUNTY OF EL PASO, STATE OF COLORADO.
Also known by street and number as: 1155 Legend Oak Dr, Fountain, CO 80817.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

NOTICE OF UNCLAIMED OVERBID FUNDS
CRS 38-38-111(2.5b)(3a,b,d)(5)
PUBLIC TRUSTEE SALE NO. EPC202200290

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
DIANE M. DEFEO

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

129 ESTHER DR, COLORADO SPRINGS, CO 80911--1429
Recording Date of Deed of Trust February 03, 2010
Recording Information 210010798

Legal Description of Property
LOT 8, IN BLOCK 8, SECURITY COLORADO ADDITION NO. 6, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK W AT PAGE 68.

NOTICE OF UNCLAIMED OVERBID FUNDS

I sold at public auction, at 10:00 on 9/14/22, 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 3/14/2023 as part of the "Revised Uniform Unclaimed Property Act", pursuant to Colorado law.

First Publication 11/30/22
Last Publication 12/28/22
Name of Publication El Paso County Advertiser and News

Date: 11/22/22
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

DISTRICT COURT, EL PASO COUNTY, COLORADO

Court Address: 270 S. Tejon, Colorado Springs, CO 80903
Telephone: (719) 452-5000

In re the The Marriage of:

Petitioner: OLIVIA MONTGOMERY and
Co-Petitioner/Respondent: GLENDON MONTGOMERY

Case No. 22DR1726
Division: R
Courtroom: S280

ORDER FOR PUBLICATION OF SUMMONS

This matter comes before this Court on the Petitioner's Verified Motion for Publication by Consolidated Notice.

The Court, having reviewed the Motion finds the following: That the Petitioner has used due diligence to obtain personal service upon the Respondent and that all such efforts have failed.

Therefore, the Court Orders: The party shall complete service by publication in a newspaper published in this county or as otherwise specified by the Court. Such publication shall be made once weekly for five successive weeks from the date of the Order.

Dated September 22, 2022 /s/ William Trujillo
William Trujillo, Magistrate

Published in the El Paso County Advertiser and News
Date of First Publication: December 7, 2022
Date of Last Publication: December 28, 2022

EL PASO COUNTY
CONTRACTS and PROCUREMENT DIVISION
15 East Vermijo Avenue
Colorado Springs, CO 80903

BY: /s/ TRACI GORMAN, CPPO, CPPB, MANAGER

Published in the El Paso County Advertiser and News
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December 28, 2022

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200578

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

On September 27, 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)
Brian Crow and Brittney Green
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for The Mortgage Company
Current Holder of Evidence of Debt
PennyMac Loan Services, LLC
Date of Deed of Trust
November 23, 2016
County of Recording
El Paso
Recording Date of Deed of Trust
March 23, 2017
Recording Information (Reception No. and/or Book/Page No.)
217033171
Original Principal Amount
\$161,782.00
Outstanding Principal Balance
\$140,427.55

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, 01/25/2023, 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 11/30/2022
Last Publication 12/28/2022
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: 09/27/2022
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:
Scott D. Toebben #19011
Randall S. Miller & Associates PC 216 16th Street, Suite 1210, Denver, CO 80202 (720) 259-6710
Attorney File # 19CO00033-2
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 LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 9, BLOCK 19, RESUBDIVISION OF LOTS 1 THROUGH 11 AND THE NORTHERLY 100 FEET OF LOT 12 OF BLOCK 13 OF SECURITY, COLORADO, ADDITION NO. 6, COUNTY OF EL PASO, STATE OF COLORADO.
Also known by street and number as: 76 Everett Drive, Colorado Springs, CO 80911.

THE PROPERTY DESCRIBED HEREIN

Stay informed!
Keep tabs on your local government:
Fountain: fountaincolorado.org
El Paso County: elpasoco.com

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200584

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

On September 27, 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)
JUAN NIEVES
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc. as nominee for CORNERSTONE HOME LENDING, INC., its successors and assigns
Current Holder of Evidence of Debt
COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust
August 23, 2021
County of Recording
El Paso
Recording Date of Deed of Trust
August 25, 2021
Recording Information (Reception No. and/or Book/Page No.)
221160904
Original Principal Amount
\$316,167.00
Outstanding Principal Balance
\$312,499.45

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 20 IN BRIGHTSIDE SUBDIVISION, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.
Also known by street and number as: 4250 SHINING WAY, COLORADO SPRINGS, CO 80916.

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, 01/25/2023, 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.

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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: 09/27/2022
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 # 22-028398
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