



LEGAL NOTICES

Public notices and your right to know...
...and be informed of the functions of your government that are embodied in public notices. In that self-government charges all citizens to be informed, this newspaper urges every citizen to read and study these notices. We advise those citizens seeking further information to exercise their right of access to public record and public meetings.

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. EPC202200395**

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

On June 28, 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)
DURANGO MANAGEMENT, LLC, a Colorado limited liability company
Original Beneficiary(ies)
COLORADO STREET PARTNERS, LLC, a Wyoming limited liability company
Current Holder of Evidence of Debt
COLORADO STREET PARTNERS, LLC, a Wyoming limited liability company
Date of Deed of Trust
June 10, 2016
County of Recording
El Paso
Recording Date of Deed of Trust
November 21, 2016
Recording Information (Reception No. and/or Book/Page No.)
216135101
Original Principal Amount
\$1,125,000.00
Outstanding Principal Balance
\$1,125,000.00

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

LEGAL DESCRIPTION

PARCEL A:

LOT 9, EXCEPT THE NORTHERLY 32 FEET THEREOF, IN BLOCK 82, IN ADDITION NO. 1 TO THE TOWN OF WEST COLORADO SPRINGS, NOW A PART OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

PARCEL B:

LOT 2 AND THE SOUTHWESTERLY 44 FEET OF LOT 1 AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 1, IN BLOCK 1, IN SPROUL RAIL INDUSTRIAL PARK FILING NO. 4, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

Also known by street and number as: .

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY EN-CUMBERED 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, 10/26/2022, 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 8/31/2022
Last Publication 9/28/2022
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: 06/28/2022
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:
Douglas W Brown #10429
Brown Dunning Walker Fein PC 2000 South Colorado Blvd., Tower Two, Suite 700, Denver, CO 80222 (303) 329-3363
Attorney File # 3745-002
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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**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200432**

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

On July 12, 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)
CLYDE W WILLIAMS
Original Beneficiary(ies)
EPMC, LLC, DBA THE EL PASO MORTGAGE COMPANY
Current Holder of Evidence of Debt
COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust
January 12, 2004
County of Recording
El Paso
Recording Date of Deed of Trust
April 21, 2004
Recording Information (Reception No. and/or Book/Page No.)
204063900
May 13, 2004
Re-Recording Information (Reception No. and/or Book/Page No.)
204078936
Re-Recording Date of Deed of Trust
Original Principal Amount
\$102,090.00
Outstanding Principal Balance
\$54,076.85

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.

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 29, BLOCK 2, PHEASANT RUN RANCH FILING NO. 1, COUNTY OF EL PASO, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK X-3 AT PAGE 18
Also known by street and number as: **4965 HUNTERS RUN, COLORADO SPRINGS, CO 80911.**

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200398**

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

On June 28, 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)
NATHAN D. HAGGERTON AND MELINDA J. HAGGERTON
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt
FREEDOM MORTGAGE CORPORATION
Date of Deed of Trust
March 05, 2019
County of Recording
El Paso
Recording Date of Deed of Trust
March 15, 2019
Recording Information (Reception No. and/or Book/Page No.)
219025845
Original Principal Amount
\$258,250.00
Outstanding Principal Balance
\$253,667.92

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 3, IN BLOCK 3, IN BRADLEY RANCH FILING NO. 3, PHASE II, COUNTY OF EL PASO, STATE OF COLORADO.
PARCEL ID NUMBER: 6502403003

Also known by street and number as: **4450 LINCOLN PLAZA DR, COLORADO SPRINGS, CO 80911.**

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY EN-CUMBERED 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, 11/09/2022, 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 9/14/2022
Last Publication 10/12/2022
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: 07/12/2022
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 # 22-027790
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. EPC202200454**

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

On July 19, 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)
PATRICIA A. RILEY AND PAUL B GARCIA
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ACADEMY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt
COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust
November 03, 2014
County of Recording
El Paso
Recording Date of Deed of Trust
November 04, 2014
Recording Information (Reception No. and/or Book/Page No.)
214101504
Original Principal Amount
\$103,098.00
Outstanding Principal Balance
\$88,718.57

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.

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 4, COMANCHE JUNCTION FILING NO. 7, IN THE CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO.

Also known by street and number as: **108 MOJAVE WAY, FOUNTAIN, CO 80817.**

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200438**

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

On July 12, 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)
Lewis A. Toler
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc. as nominee for ClearPath Lending, 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
July 01, 2017
County of Recording
El Paso
Recording Date of Deed of Trust
July 14, 2017
Recording Information (Reception No. and/or Book/Page No.)
217082494
Original Principal Amount
\$159,100.00
Outstanding Principal Balance
\$143,695.93

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 24 IN LA MESA FONTANA EAST, COUNTY OF EL PASCO, STATE OF COLORADO.
Also known by street and number as: **720 Calle Entrada, Fountain, CO 80817.**

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY EN-CUMBERED 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, 11/16/2022, 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 9/21/2022
Last Publication 10/19/2022
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: 07/19/2022
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:
N. April Norton #34861
JANEWAY LAW FIRM, P.C. 9800 S. Meridian Blvd., Suite 400, Englewood, CO 80112 (303) 706-9990
Attorney File # 22-027994
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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EN-CUMBERED 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, 11/09/2022, 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 9/14/2022
Last Publication 10/12/2022
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: 07/12/2022
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-22-914685-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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DISTRICT COURT, EL PASO COUNTY, COLORADO
Court Address:
270 S. Tejon Street
Colorado Springs, CO 80903

In the Interest of: KHILOH MIKAIL LEE WILKINS

Case Number: 2022 PR 323
Division: W Courtroom: 150

NOTICE OF HEARING BY PUBLICATION PURSUANT TO § 15-10-401, C.R.S.

To: Unknown Father
Last Known Address, if any: Unknown

A hearing on minor guardianship for long-term care and well-being of the minor child, KHILOH MIKAIL LEE WILKINS, will be held at the following time and location or at a later date to which the hearing may be continued:

Date: October 11, 2022 Time: 3:00 p.m. Courtroom or Division: W/W 150
Address: 270 S. Tejon St., Colorado Springs, CO 80903

The hearing will take approximately 1 hour.

Dated: August 30, 2022 /s/ Kiwana Allen
Kiwana Allen
Person Giving Notice
6330 Barnes Rd. #410
Colorado Springs, CO 80922

Published in the El Paso County Advertiser and News
Publication Dates: September 7, 2022
September 14, 2022
September 21, 2022

DISTRICT COURT, EL PASO COUNTY, COLORADO
Court Address:
270 S. Tejon Street
Colorado Springs, CO 80903

In the Interest of: KAEDAN MICHAEL WILKINS

Case Number: 2022 PR 136
Division: W Courtroom: 150

NOTICE OF HEARING BY PUBLICATION PURSUANT TO § 15-10-401, C.R.S.

To: Unknown Father
Last Known Address, if any: Unknown

A hearing on minor guardianship for long-term care and well-being of the minor child, KAEDAN MICHAEL WILKINS, will be held at the following time and location or at a later date to which the hearing may be continued:

Date: October 11, 2022 Time: 3:00 p.m. Courtroom or Division: W/W 150
Address: 270 S. Tejon St., Colorado Springs, CO 80903

The hearing will take approximately 1 hour.

Dated: August 30, 2022 /s/ Porcia Allen
Porcia Allen
Person Giving Notice
6330 Barnes Rd. #422
Colorado Springs, CO 80922

Published in the El Paso County Advertiser and News
Publication Dates: September 7, 2022
September 14, 2022
September 21, 2022

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200428

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

On July 12, 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)
BETTY A. TURNER and STEVON C. TURNER
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for COMMERCE HOME MORTGAGE, its successors and assigns
Current Holder of Evidence of Debt
NATIONSTAR MORTGAGE LLC
Date of Deed of Trust
October 31, 2017
County of Recording
El Paso
Recording Date of Deed of Trust
November 01, 2017
Recording Information (Reception No. and/ or Book/Page No.)
217133203
Original Principal Amount
\$265,590.00
Outstanding Principal Balance
\$278,049.79

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 5, BLOCK 1, FOUNTAIN VALLEY RANCH SUBDIVISION FILING NO. 6D, COUNTY OF EL PASO, STATE OF COLORADO

**This loan has been modified through a Loan Modification Agreement recorded 07/17/2019 at Reception No. 219080618 in the records of the El Paso county clerk and recorder, Colorado.

***The legal description was corrected by an Affidavit of Scrivener's Error recorded 12/07/2018 at Reception No. 218140959 in the records of the El

DISTRICT COURT, EL PASO COUNTY, COLORADO
Court Address:
270 S. Tejon Street
Colorado Springs, CO 80903

In the Interest of: KYAH MICHAELA JEAN WILKINS

Case Number: 2022 PR 134
Division: W Courtroom: 150

NOTICE OF HEARING BY PUBLICATION PURSUANT TO § 15-10-401, C.R.S.

To: Unknown Father
Last Known Address, if any: Unknown

A hearing on minor guardianship for long-term care and well-being of the minor child, KYAH MICHAELA JEAN WILKINS, will be held at the following time and location or at a later date to which the hearing may be continued:

Date: October 11, 2022 Time: 3:00 p.m. Courtroom or Division: W/W 150
Address: 270 S. Tejon St., Colorado Springs, CO 80903

The hearing will take approximately 1 hour.

Dated: August 30, 2022 /s/ Kiwana Allen
Kiwana Allen
Person Giving Notice
6330 Barnes Rd. #410
Colorado Springs, CO 80922

Published in the El Paso County Advertiser and News
Publication Dates: September 7, 2022
September 14, 2022
September 21, 2022

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200404

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

On June 28, 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)
MARTHA GARCIA AND BRENNAN R SHAFER
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NETWORK FUNDING, L.P., ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt
COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust
May 18, 2018
County of Recording
El Paso
Recording Date of Deed of Trust
May 21, 2018
Recording Information (Reception No. and/ or Book/Page No.)
218057213
Original Principal Amount
\$194,413.00
Outstanding Principal Balance
\$187,682.69

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 16, BLOCK 4, PIKES PEAK PARK SUBDIVISION NO. 28, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

Also known by street and number as: 2560 BARKMAN DRIVE, COLORADO SPRINGS, CO 80916.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200420

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

On July 5, 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)
FRANK M LANDIS
Original Beneficiary(ies)
WELLS FARGO BANK, N.A.
Current Holder of Evidence of Debt
WELLS FARGO BANK, N.A.
Date of Deed of Trust
February 08, 2013
County of Recording
El Paso
Recording Date of Deed of Trust
February 15, 2013
Recording Information (Reception No. and/ or Book/Page No.)
213020961
Original Principal Amount
\$112,000.00
Outstanding Principal Balance
\$90,492.91

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 1, BLOCK 20, IN WIDEFIELD HOMES NO. 7, COUNTY OF EL PASO, STATE OF COLORADO
Also known by street and number as: 149 HARVARD ST, COLORADO SPRINGS, CO 80911-2247.

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

FOR SALE
The following vehicle(s) were towed, abandoned and will be placed for sale:
NOTICE TO OBTAIN TITLE
1998 BUICK LESABRE VIN# 523617
2010 NISSAN MURANO VIN# 130350
2003 GMC YUKON VIN# 197143
2005 HONDA ACCORD VIN# 120624
2002 SATURN L100 VIN# 554789
2002 FORD F-150 VIN# A51592
2003 DODGE RAM VIN# 741162
2006 FORD EXPLORER VIN# A13656
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: September 21, 2022

FILING FOR TITLE
2004 Jeep Liberty VIN# 106120
2004 Volkswagon Jetta VIN# 131751
1998 Mercedes-Benz E430 VIN# 589568
1996 Dodge Ram 1500 VIN# 170517
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: September 21, 2022



COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200411

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

On June 28, 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)
JERMAINE HOSEA JENKINS
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE
Current Holder of Evidence of Debt
WILMINGTON SAVINGS FUND SOCIETY, AS TRUSTEE OF DISCOVERY MORTGAGE LOAN TRUST
Date of Deed of Trust
January 21, 2020
County of Recording
El Paso
Recording Date of Deed of Trust
January 22, 2020
Recording Information (Reception No. and/ or Book/Page No.)
220009523
Original Principal Amount
\$250,635.00
Outstanding Principal Balance
\$249,116.28

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 of the terms thereof

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 2, BLOCK 2, HERITAGE SUBDIVISION UNIT NO. 2 IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

Also known by street and number as: 2030 GRAFTON DRIVE, COLORADO SPRINGS, CO 80916.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200422

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

On July 5, 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)
TRAVIS BARNWELL
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for RENASANT BANK, its successors and assigns
Current Holder of Evidence of Debt
RENASANT BANK
Date of Deed of Trust
January 11, 2016
County of Recording
El Paso
Recording Date of Deed of Trust
January 15, 2016
Recording Information (Reception No. and/ or Book/Page No.)
216004616
Original Principal Amount
\$140,896.00
Outstanding Principal Balance
\$125,153.46

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 86, SOARING EAGLES SUBDIVISION FILING NO. 8, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.
Also known by street and number as: 3453 Shrikes Tail Heights, Colorado Springs, CO 80916.

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, 10/26/2022, 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 8/31/2022
Last Publication 9/28/2022
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: 06/28/2022
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 # 00000009534298
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

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, 11/02/2022, 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 9/7/2022
Last Publication 10/5/2022
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: 07/05/2022
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:
Alexis R. Abercrombie #56722
Randall S. Miller & Associates PC 216 16th Street, Suite 1210, Denver, CO 80202 (720) 259-6710
Attorney File # 22CO00193-1
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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TO SUBSCRIBE
CALL 719-382-5611

NOTICE OF PUBLIC HEARING ON THE AMENDED 2022 BUDGET AND NOTICE OF PUBLIC HEARING ON THE PROPOSED 2023 BUDGET

NOTICE IS HEREBY GIVEN that the Board of Directors (the "Board") of the CUCHARS RANCH METROPOLITAN DISTRICT (the "District"), will hold a meeting at via teleconference on September 26, 2022 at 1:00 p.m., for the purpose of conducting such business as may come before the Board including a public hearing on the 2023 proposed budget (the "Proposed Budget"). The necessity may also arise for an amendment to the 2022 budget (the "Amended Budget"). This meeting can be joined using the following teleconference information:

<https://us06web.zoom.us/j/84021304229?pwd=WmFlcWZpSXBFZndWZTZuZWl2TU0wZz09>
Meeting ID: 840 2130 4229
Passcode: 373455

NOTICE IS FURTHER GIVEN that the Proposed Budget and Amended Budget (if applicable) have been submitted to the District. A copy of the Proposed Budget and Amended Budget are on file in the office of White Bear Ankele Tanaka and Waldron, 2154 E. Commons Ave., Suite 2000, Centennial, CO 80122, where the same are open for public inspection.

Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to final adoption of the Proposed Budget or the Amended Budget by the Board. This meeting is open to the public and the agenda for any meeting may be obtained by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:

CUCHARS RANCH METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

/s/ WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

Published in the Fountain Valley News
Published on: September 21, 2022

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. EPC202200402

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

On June 28, 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)
VICTOR SANCHEZ-SANTIVANEZ AND LORENA MARTINEZ
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BAY EQUITY LLC., ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt
COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust
July 05, 2018
County of Recording
El Paso
Recording Date of Deed of Trust
July 06, 2018
Recording Information (Reception No. and/or Book/Page No.)
218077918
Original Principal Amount
\$181,649.00
Outstanding Principal Balance
\$175,036.14

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 59, BLOCK 1, SOUTHBOROUGH SUBDIVISION NO. 5, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

APN #: 64263-03-059
Also known by street and number as: 2435 CATHER CT, 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, 10/26/2022, 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 8/31/2022
Last Publication 9/28/2022
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: 06/28/2022
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 # 22-027815
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. EPC202200418

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

On July 5, 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)
Isaiah James and Courtney Johnson and Louis Plewniak
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Nova Financial & Investment Corporation, its successors and assigns
Current Holder of Evidence of Debt
Lakeview Loan Servicing, LLC
Date of Deed of Trust
February 28, 2020
County of Recording
El Paso
Recording Date of Deed of Trust
March 02, 2020
Recording Information (Reception No. and/or Book/Page No.)
220030161
Original Principal Amount
\$283,371.00
Outstanding Principal Balance
\$281,029.42

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 15, Block 6, Widefield Heights Filing No. 3, County of El Paso, State of Colorado.
Also known by street and number as: 90 Byron Place, Colorado Springs, CO 80911.

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, 11/02/2022, 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 9/7/2022
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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: 07/05/2022
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 # CO11787
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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LITTLE JOEY RECENTLY DISCOVERED THE COMICS SECTION IN DAD'S NEWSPAPER...



THE COMICS. A CAPE AND A GOOD IMAGINATION CAN GO A LONG WAY.

YOUR NEWSPAPER! YOUR SOURCE FOR LOCAL NEWS, ADVERTISING AND DON'T FORGET THE COMICS.

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THE PAPER CEILING:

(noun): The invisible barrier that comes at every turn for workers without a bachelor's degree.

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