



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.

NOTICE OF PUBLIC HEARING El Paso County Public Improvement District No. 2, El Paso County, Colorado PETITION FOR INCLUSION OF PROPERTY

NOTICE IS HEREBY GIVEN that pursuant to Section 30-20-520, C.R.S., a petition to include the following property within the boundaries of El Paso County Public Improvement District No. 2, El Paso County has been submitted by the property owner, TC&C, LLC:

A TRACT OF LAND BEING THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 217060906 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, TOGETHER WITH A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 216022946 OF SAID COUNTY RECORDS, LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N1/2 N1/2) OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200156068 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5/8" REBAR (NO CAP), FROM WHICH THE NORTHWEST CORNER OF THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 206076668 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5/8" REBAR WITH ORANGE CAP STAMPED "PLS 32439" BEARS N00°06'39"W, A DISTANCE OF 1262.77 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N00°06'39"W ALONG THAT LINE COMMON TO THOSE TRACTS AS DESCRIBED IN DEEDS RECORDED UNDER SAID RECEPTION NO. 216022946 AND SAID RECEPTION NO. 200156068, A DISTANCE OF 1262.77 FEET TO THE NORTHWEST CORNER OF THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 206076668;

THENCE S88°54'09"E ALONG THAT LINE COMMON TO THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946 AND SAID RIGHT-OF-WAY PARCEL AND ALONG THE SOUTH LINE OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 206076666 OF SAID COUNTY RECORDS, A DISTANCE OF 1088.19 FEET TO THE SOUTHEAST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 206076666;

THENCE S00°57'29"W, A DISTANCE OF 180.82 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A 350.00 FOOT RADIUS NON-RADIAL CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 63°05'35", AN ARC LENGTH OF 385.41 FEET (THE LONG CHORD OF WHICH BEARS S30°26'57"E, A LONG CHORD DISTANCE OF 366.23 FEET) TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°05'04", AN ARC LENGTH OF 113.93 FEET (THE LONG CHORD OF WHICH BEARS S51°57'12"E, A LONG CHORD DISTANCE OF 113.34 FEET);

THENCE N43°51'14"E, A DISTANCE OF 329.43 FEET;

THENCE S88°54'09"E, A DISTANCE OF 371.55 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HWY 83;

THENCE ALONG THAT LINE COMMON TO SAID TRACT AND SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES;

1.) THENCE S02°28'37"E, A DISTANCE OF 530.68 FEET;

2.) THENCE S00°34'26"E, A DISTANCE OF 392.85 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF ROLLIN' RIDGE RANCHEROS FILING NO. 2, AS RECORDED IN PLAT BOOK G3 AT PAGE 43 UNDER RECEPTION NO. 437854 OF SAID COUNTY RECORDS;

THENCE N89°30'30"W ALONG THE SOUTHERLY LINE OF SAID TRACT, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID ROLLIN' RIDGE RANCHEROS FILING NO. 2 AND THE NORTHERLY LINE OF ROLLIN' RIDGE RANCHEROS FILING NO. 1, AS RECORDED IN PLAT BOOK H2 AT PAGE 78 UNDER RECEPTION NO. 453371 OF SAID COUNTY RECORDS, A DISTANCE OF 1984.04 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 48.84 ACRES OF LAND, MORE OR LESS.

NOTICE IS FURTHER GIVEN that on **Tuesday, February 23, 2021, at 9:00 a.m., at Centennial Hall, 200 S. Cascade, Colorado Springs, CO 80903**, or at such other time and place to which this hearing may be adjourned, the District will hold a Public Hearing pursuant to Section 30-20-520, C.R.S., at which time the Petition for Inclusion will be considered; all interested parties will be given the opportunity to be heard; and the District shall take action to approve or deny the Petition.

NOTICE IS FURTHER GIVEN that any person having objections to the petition may appear at the place and time set forth above to show cause why the petition should not be granted.

Published in the El Paso County Advertiser and News
Publication Dates:
February 3, 2021
February 10, 2021
February 17, 2021

NOTICE OF PUBLIC HEARING

A public hearing has been scheduled before the City of Fountain City Council on **Tuesday, March 9, 2021 at 6:00 P.M.** in the City Council Chambers, located at 116 South Main Street, to consider the following:

A Request by Kimley-Horn on Behalf of Thompson Thrift Development Inc. DBA as Watermark, for a request to rezone from the Regional Commercial (RC) District to the Multi-Family (MF) District, for property generally located at the southeast corner of Mesa Ridge Parkway and Metropolitan Road, Tax Schedule Portion of 55300-00-006 and portion of 55300-00-005. This meeting may be held virtually due to Covid-19.

You are welcome to attend this public hearing and express your viewpoint concerning this proposal. Written comments may be submitted prior to or at the public hearing. For additional information, please feel free to contact the Planning Department at (719) 322-2028, or by email at mestrada@fountaincolorado.org

/s/ Melanie Estrada
Planning Technician

Published in the Fountain Valley News
Publication Date: February 17, 2021

SUMMONS FOR ALLOCATION OF PARENTAL RESPONSIBILITIES

Please take notice that an Allocation of Parental Responsibilities action has been filed in the District Court in El Paso County, Colorado. CASE NUMBER: 2020DR31524, Division X16.

Name of Parties: In the interest of Katy Pamela Sanchez-Vasquez (DOB: July 6, 2005) Child, Geovany Sanchez-Romero, Petitioner. Linda Vuong, registration number 46573, attorney for Petitioner. Irma Vasquez, Respondent.

Personal service over Respondent Mother has been unsuccessful, despite diligent efforts. A copy of the Petition and Summons can be obtained from the El Paso County Court located at 270 S. Tejon Street, Colorado Springs, Colorado 80903 during regular business hours. Respondent Mother is further notified that failure to appear or file a response within thirty-five (35) days of this publication may result in orders entered against her. Publication of this Notice shall be deemed service upon such persons named as respondents in the cases listed herein.

Published in the El Paso County Advertiser and News
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February 10, 2021
February 17, 2021
February 24, 2021
March 3, 2021
March 10, 2021

NOTICE TO CREDITORS Case No. 2021 PR 30146

Re: Estate of Baaron B. Pittenger, Jr., aka Baaron B. Pittenger, aka Baaron Pittenger, aka Baaron Brand Pittenger, Jr., aka Baaron B. Pittenger II, 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 June 10, 2021 or said claims may be forever barred.

Sara M. Thompson-Pittenger
4930 Newstead Place
Colorado Springs, CO 80906

/s/ Henry B. Eastland
Henry B. Eastland, #3401
Henry B. Eastland, P.C.
Attorney for the Personal Representative
320 E. Costilla Street
Colorado Springs, CO 80903
Telephone: (719) 578-0035

Published in the El Paso County Advertiser and News
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February 17, 2021
February 24, 2021

NOTICE OF UNCLAIMED OVERBID FUNDS CRS 38-38-111(2.5b)(3a,b,d)(5) PUBLIC TRUSTEE SALE NO. EPC201900789

To: Record Owner of the property as of the recording of the Notice of Election and Demand 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 and Notice of Election and Demand:

Name of Record Owner as evidenced on the Notice of Election and Demand or other person entitled
STEVEN BARKER
Address of Record Owner as evidenced on the recorded instrument evidencing the owner's interest
7382 Maybeck View, Peyton, CO 80831
Recording Date of Deed of Trust
October 23, 2017
Recording Information
217128163
Recording Date of Notice of Election and Demand
December 18, 2019
Recording Information of Notice of Election and Demand
219160255

Legal Description of Property
LOT 4, BLOCK 3, COURTYARDS AT WOODMEN HILLS SOUTH FILING NO. 2, COUNTY OF EL PASO, STATE OF COLORADO.
Street Address of Property
7382 Maybeck View, Peyton, CO 80831

NOTICE OF UNCLAIMED OVERBID FUNDS

I sold at public auction, at 10:00 on 12/2/20, at the El Paso County Citizens Service Center, 1675 Garden of the Gods Rd. Ste 1020, Colorado Springs, CO 80907, 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 owner 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 1/7/2021 as part of the "Revised Uniform Unclaimed Property Act", pursuant to Colorado law.

First Publication 2/17/21
Last Publication 3/17/21
Name of Publication El Paso County Advertiser and News

Date: 2/9/21
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

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COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. EPC202000270

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

On November 19, 2020, 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)
KENNETH L THOMPSON AND LINDA L THOMPSON
Original Beneficiary(ies)
FIRST FRANKLIN A DIVISION OF NAT CITY BANK OF IN
Current Holder of Evidence of Debt
PNC BANK, NATIONAL ASSOCIATION
Date of Deed of Trust
November 02, 2005
County of Recording
El Paso
Recording Date of Deed of Trust
November 07, 2005
Recording Information (Reception No. and/or Book/Page No.)
205177866
Original Principal Amount
\$22,000.00
Outstanding Principal Balance
\$18,473.88

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 IN BLOCK 3 IN REILING OF A PORTION OF DEEDFIELD HILLS FILING NO. 1, IN THE CITY OF COLORADO SPRINGS, AS AMENDED IN DEDICATION STATEMENT RECORDED IN BOOK 2390 AT PAGE 162 AND ENGINEERS STATEMENTS RECORDED IN BOOK 2440 AT PAGE 22 AND IN BOOK 2505 AT PAGE 788, COUNTY OF EL PASO, STATE OF COLORADO.
Also known by street and number as: 3444 SPRINGNITE DRIVE, 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, 03/24/2021, at the El Paso County Citizens Service Center, 1675 Garden of the Gods Rd. Ste 1020, Colorado Springs, CO 80907, 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 1/27/2021
Last Publication 2/24/2021
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: 11/19/2020
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:
Joseph D. DeGiorgio #45557
Barrett Frappier & Weisserman, LLP 1391 Speer Boulevard, Suite 700, Denver, CO 80204 (303) 350-3711
Attorney File # 00000009099409
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

NOTICE TO CREDITORS Case No. 2021 PR 30097

Re: Estate of Anne M. Garrett, aka Anne Margaret Garrett, 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 June 10, 2021 or said claims may be forever barred.

Timothy J. Garrett
7140 Trout Creek Rd.
Helena, MT 59602

/s/ Henry B. Eastland
Henry B. Eastland, #3401
Henry B. Eastland, P.C.
Attorney for the Personal Representative
320 E. Costilla Street
Colorado Springs, CO 80903
Telephone: (719) 578-0035

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February 24, 2021

NOTICE TO CREDITORS Case No. 2021 PR 30124

Re: Estate of Mildred L. Spear, aka Mildred Louise Spear, aka Louise Spear, 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 June 17, 2021 or said claims may be forever barred.

Larilou Spear
1460 Vondelpark Drive
Colorado Springs, CO 80907

/s/ Henry B. Eastland
Henry B. Eastland, #3401
Henry B. Eastland, P.C.
Attorney for the Personal Representative
320 E. Costilla Street
Colorado Springs, CO 80903
Telephone: (719) 578-0035

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February 24, 2021
March 3, 2021

FOR SALE

BOB'S TOWING IS ACCEPTING BIDS ON THE FOLLOWING ABANDONED VEHICLES:

2011 CADILLAC 4DCTS VIN#109241
2009 INFINITI 4D M35S VIN#802056
2016 ECLIPSE TRAVEL TRAILER VIN#042896

**UNTIL 5:00 P.M. FEBRUARY 20, 2021
TELEPHONE: 390-5471.**

Published in the El Paso County Advertiser and News

Publication Date: February 17, 2021

Support a local charity!
You can volunteer or make donations any time of year!

**NOTICE OF PUBLIC HEARING
MAP AMENDMENT (REZONE)
RIVERBEND**

NOTICE IS HEREBY GIVEN that on March 9, 2021, at 9:00 A.M. in the Centennial Hall Auditorium 200 S. Cascade Avenue, 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 on line at the following web address: <https://epcdevplanreview.com>

A request by Avatar Riverbend, LP, for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to RS-5000 (Residential Suburban). The two parcels total 51.99 acres and are located southwest of the Highway 85/87 and Main Street intersection and within Section 14, Township 15 South, Range 66 West of the 6th P.M. (Parcel Nos. 65141-00-033 and 65141-00-034) (Commissioner District No. 4) (P-18-009) (Ruiz)

Legal Description for Residential Parcel (Ph1 & Ph2)
A tract of land being a portion of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 14, Township 15 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:
Bearings based on the West line of the Northeast Quarter (NE 1/4) of Section 14, Township 15 South, Range 66 West of the 6th P.M., monumented at the North Quarter (N 1/4) corner with a 3 1/4" aluminum cap, stamped "BARRON LAND 2018 PLS 38141" and at the Center Quarter (C 1/4) corner with a 3 1/4" aluminum cap, stamped "OLIVER E. WATTS 2000 PE-L 9853" and bears S 00°24'11" E, 2640.42 feet.
BEGINNING at said North Quarter (N 1/4) corner;
Thence N 89°52'04" E, along the North line of said Northeast Quarter (NE 1/4), a distance of 549.67 feet;
Thence S 00°07'56" E, a distance of 175.58 feet to the most Westerly Northwest corner of the land described in Warranty Deed recorded in Book 2472 at Page 228, El Paso County Records;
Thence along the Westerly lines, Southwesterly line and Southeasterly extension line of said land the following three (3) courses:
1) S 15°42'45" E, a distance of 166.22 feet;
2) S 15°48'38" E, a distance of 164.23 feet;
3) S 36°04'35" E, a distance of 1,115.06 feet to a point on the West right of way line of Southmoor Drive;
Thence S 00°07'59" E, along said West line, a distance of 306.67 feet to an angle point in said Southmoor Drive;
Thence S 34°27'20" E, along the Southwest line of said Southmoor Drive, a distance of 53.43 feet to the Northwest corner of a tract of land described at Reception No. 202040629, El Paso County Records;
Thence S 00°11'18" E along the West line of said tract of land, a distance of 813.74 feet to the Southeasterly end of the common boundary line described in the Boundary Agreement and Quit Claim deed recorded at Reception No. 206153355, El Paso County Records;
Thence N 64°47'25" W, along said boundary line, a distance of 1,455.02 feet to a point on the West line of said Northeast Quarter (NE 1/4);
Thence N 00°24'11" W along said West line, a distance of 1,938.33 feet to the POINT OF BEGINNING;
Containing a total calculated area of 2,265,061 square feet (51.999 acres) of land, more or less.

Dated at Colorado Springs, Colorado, this 9th day of March 2021.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO
BY /s/ Chair

**NOTICE OF PUBLIC HEARING
EL PASO COUNTY LAND DEVELOPMENT CODE AMENDMENT
APPEAL**

NOTICE IS HEREBY GIVEN that on March 9, 2021, at 9:00 A.M. in the Centennial Hall Auditorium 200 S. Cascade Avenue, 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 on line at the following web address: <https://epcdevplanreview.com>

A request by the El Paso County Planning and Community Development Department to amend Chapters 1, 2, 5, and 7 of the El Paso County Land Development Code (2021) to clarify the requirements and procedures for appeals of administrative decisions and determinations by the Planning and Community Development Director. The proposed revisions, in their entirety, are on file with the El Paso County Planning and Community Development Department. (LDC-21-001) (Nina Ruiz – ninaruiz@elpasoco.com)

Dated at Colorado Springs, Colorado, this 9th day of March 2021.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO
BY /s/ Chair

Published in the El Paso County Advertiser and News
Published On: February 17, 2021

**NOTICE TO CREDITORS
Case No. 2021 PR 30179**

Re: Estate of Raenette L. Leslie, aka Raenette Lovell Leslie, formerly known as Raenette Nold Lovell, 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 June 17, 2021 or said claims may be forever barred.

Roger N. Lovell
2501 Fuller Road
Colorado Springs, CO 80920

/s/ Henry B. Eastland
Henry B. Eastland, #3401
Henry B. Eastland, P.C.
Attorney for the Personal Representative
320 E. Costilla Street
Colorado Springs, CO 80903
Telephone: (719) 578-0035

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February 24, 2021
March 3, 2021

FOR SALE

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

NOTICE TO OBTAIN TITLE

1998 TOYOTA CAMRY	VIN# 380141
1997 FORD ESCORT	VIN# 162654
2008 HHR	VIN# 530515
2003 FORD TAURUS	VIN# 227052
1993 HONDA CIVIC	VIN# 058227

The above vehicles were towed by Bug's Towing LLC, 806 Nichols Blvd., Colorado Springs, CO 80907 (720) 390-0145

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Call 382-5611 for more info



El Paso County Parcel Information

File Name: P-18-009 and SP-18-007
Zone Map No.
Date: January 27, 2021

PARCEL	NAME
651410003	AVATAR RIVERBEND LP
651410004	AVATAR RIVERBEND LP



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