



# 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 TO CREDITORS**  
**Case No. 2021 PR 339**

Re: Estate of Gina L. Griffith, 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 April 25, 2022 or said claims may be forever barred.

Kimberly Pierce  
 Personal Representative  
 73 Hayes Drive  
 Colorado Springs, CO 80911

Published in the El Paso County Advertiser and News  
 Publication Dates: December 22, 2021  
 December 29, 2021  
 January 5, 2022

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE NO. EPC202100090**

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

On October 6, 2021, 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 E. Zimmerman  
 Original Beneficiary(ies)  
 CitiFinancial Corporation  
 Current Holder of Evidence of Debt  
 U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust  
 Date of Deed of Trust  
 July 24, 2008  
 County of Recording  
 El Paso  
 Recording Date of Deed of Trust  
 July 29, 2008  
 Recording Information (Reception No. and/or Book/Page No.)  
 208084889  
 Original Principal Amount  
 \$128,396.32  
 Outstanding Principal Balance  
 \$120,445.81

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.**

See Attached Legal Description

As Corrected by Affidavit Recorded 03/19/2019 at Reception No. 219027669

**REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF EL PASO, AND STATE OF COLORADO, DESCRIBED AS FOLLOWS: THE FOLLOWING REAL PROPERTY SITUATE IN THE COUNTY OF EL PASO AND STATE OF COLORADO, TO WIT: LOT 13, BLOCK 2, LOCK RANCH SUBDIVISION, EL PASO COUNTY, COLORADO. TAX ID: 5620001003.**

**BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY QUIT CLAIM DEED FROM CLARA A. ZIMMERMAN AND JASON E. ZIMMERMAN AND STEPHEN C. ZIMMERMAN TO JASON E. ZIMMERMAN, DATED 12/07/2007 RECORDED ON 01/09/2008 IN DOCUMENT NO 208003608, IN EL PASO COUNTY RECORDS, STATE OF CO.**

Also known by street and number as: 12665 Old Pueblo Rd, Fountain, CO 80817.

**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, 02/02/2022, 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 12/8/2021  
 Last Publication 1/5/2022  
 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: 10/06/2021  
 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 # 21CO00114-1  
**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.**  
 ©Public Trustees' Association of Colorado Revised 1/2015

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

NOTICE IS HEREBY GIVEN that on January 4, 2022 at 1:00 P.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 and 5 of the El Paso County Land Development Code (2021) pertaining to group homes. The proposed revisions, in their entirety, are on file with the El Paso County Planning and Community Development Department. (LDC-21-005) (Nina Ruiz)

Dated at Colorado Springs, Colorado, this 4th day of January 2022.

THE BOARD OF COUNTY COMMISSIONERS OF  
 EL PASO COUNTY, COLORADO

BY          /s/          Chair

Published in the El Paso County Advertiser and News  
 Published On: December 22, 2021

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE**  
**NO. EPC202100085**

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

On October 1, 2021, 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 T BURGESS and BRIANNA L BURGESS  
 Original Beneficiary(ies)  
 Mortgage Electronic Registration Systems, Inc. as nominee for ACADEMY MORTGAGE CORPORATION, its successors and assigns  
 Current Holder of Evidence of Debt  
 THE MONEY SOURCE INC.  
 Date of Deed of Trust  
 March 28, 2019  
 County of Recording  
 El Paso  
 Recording Date of Deed of Trust  
 April 02, 2019  
 Recording Information (Reception No. and/or Book/Page No.)  
 219033654  
 Original Principal Amount  
 \$286,020.00  
 Outstanding Principal Balance  
 \$284,122.59

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 53, MORNING SUN I, COUNTY OF EL PASO, STATE OF COLORADO. APN #: 55034-08-014 Also known by street and number as: 9419 DAYSTAR TER, COLORADO SPRINGS, CO 80925.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY**

**NOTICE TO CREDITORS**  
**Case No. 2021 PR 31081**

Re: Estate of Mary Lou Heifner, 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 May 1, 2022 or said claims may be forever barred.

Kristina Heifner  
 7400 E. Orchard Road, Suite 270S  
 Greenwood Village, CO 80111

/s/ Courtney Baldwin  
 Courtney Baldwin, #51273  
 Heckenbach Malara, P.C.  
 Attorney for the Personal Representative  
 7400 E. Orchard Rd., Suite 270 S  
 Greenwood Village, CO 80111  
 Telephone: (303) 858-8000  
 Email: [jmquade@hmpclawyers.com](mailto:jmquade@hmpclawyers.com)  
[cbaldwin@familylawcolorado.com](mailto:cbaldwin@familylawcolorado.com)

Published in the El Paso County Advertiser and News  
 Publication Dates: December 8, 2021  
 December 15, 2021  
 December 22, 2021

**NOTICE OF INTENT TO CREATE BINDING USE RESTRICTIONS ON REAL PROPERTY IN FOUNTAIN, CO**

The Colorado Department of Public Health and Environment (CDPHE) provides notice of its intention to impose binding environmental use restrictions (EURs) on several parcels of real property commonly referred to as the Fountain Mesa Village Construction Site (the Property). The EURs would, among other things, prohibit soil-disturbing activity at the Property, protect the landfill cover, prohibit the use of water from the uppermost aquifer, prohibit the placement of enclosed structures on the Property, and prohibit residential use of the Property. Pursuant to § 25-15-318.5, C.R.S., once CDPHE finalizes the EURs, they are binding on all current and future owners of the land and any persons possessing an interest in the land. CDPHE is accepting public comments on the draft EURs. Copies of the proposed EURs and a legal description of the affected properties are available by contacting Jill Parisi at 720-263-6327 or [jill.parisi@state.co.us](mailto:jill.parisi@state.co.us). All comments must be submitted to CDPHE by January 14, 2021

Published in the El Paso County Advertiser and News  
 Publication Dates: December 15, 2021  
 December 22, 2021  
 December 29, 2021

**NOTICE TO CREDITORS**  
**Case No. 2021 PR 31556**

Re: Estate of Jesse D. Conti, aka Jesse Dominick Conti, 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 April 8, 2022 or said claims may be forever barred.

Anthony M. Conti  
 348 Long Hill Ave.  
 Shelton, CT 06484

/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  
 Publication Dates: December 8, 2021  
 December 15, 2021  
 December 22, 2021

**NOTICE TO CREDITORS**  
**Case No. 2021 PR 31467**

Re: Estate of Colleen J. Lane, aka Colleen Jeanette Lane, aka Colleen Jeanann Lane, formerly known as Colleen J. Rosenbeck, 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 April 8, 2022 or said claims may be forever barred.

Ashley L. Oppenheim  
 5253 Pine Haven Drive  
 Colorado Springs, CO 80923

/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  
 Publication Dates: December 8, 2021  
 December 15, 2021  
 December 22, 2021

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE**  
**NO. EPC202100089**

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

On October 4, 2021, 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)  
 Jae L. Roy  
 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 dba Mortgage Solutions Financial  
 Date of Deed of Trust  
 February 14, 2018  
 County of Recording  
 El Paso  
 Recording Date of Deed of Trust  
 February 15, 2018  
 Recording Information (Reception No. and/or Book/Page No.)  
 218018154  
 Original Principal Amount  
 \$110,322.00  
 Outstanding Principal Balance  
 \$107,957.54

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 SOUTHERLY 75 FEET OF LOT 3, BLOCK 13, WHITE'S 2ND ADDITION TO CALHAN, COUNTY OF EL PASO, STATE OF COLORADO. Also known by street and number as: 967 Denver St., Calhan, CO 80808.**

**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, 02/02/2022, 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 12/8/2021  
 Last Publication 1/5/2022  
 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: 10/04/2021  
 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 # CO11125  
**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

Check us out at  
[www.epcan.com](http://www.epcan.com)  
 or follow us on Facebook  
 Fountain Valley News

NOTICE TO CREDITORS
Case No. 2021 PR 30640

Re: Estate of Joseph Evan Ortega, 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 April 26, 2022 or said claims may be forever barred.

Felicia Garcia
7400 E. Orchard Road, Suite 270S
Greenwood Village, CO 80111

/s/ Courtney Baldwin
Courtney Baldwin, #51273
Heckenbach Malara, P.C.
Attorney for the Personal Representative
7400 E. Orchard Rd., Suite 270 S
Greenwood Village, CO 80111
Telephone: (303) 858-8000
Email: jmcquade@hmpclawyers.com
cbaldwin@familylawcolorado.com

Published in the El Paso County Advertiser and News
Publication Dates: December 8, 2021
December 15, 2021
December 22, 2021

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202100076

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

On September 21, 2021, 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)
Marie S. Boynton and Roberta L. McDonald
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Advanced Financial Services, Inc., its successors and assigns
Current Holder of Evidence of Debt
LoanCare, LLC
Date of Deed of Trust
November 05, 2003
County of Recording
El Paso
Recording Date of Deed of Trust
November 18, 2003
Recording Information (Reception No. and/or Book/Page No.)
203271236
Original Principal Amount
\$106,200.00
Outstanding Principal Balance
\$64,489.08

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 NORTHERLY 39 FEET OF LOT 7 AND SOUTHERLY 29.27 FEET OF LOT 8, BLOCK 14 OF SUBDIVISION OF A PORTION OF BLOCKS 12 AND 14 OF SECURITY, COLORADO, ADDITION NO. 6, EL PASO COUNTY, COLORADO
Also known by street and number as: 426 Security Boulevard, Colorado Springs, CO 80911.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202100074

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

On September 20, 2021, 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 H. S. Wilhite
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as nominee for United Faith Mortgage, Its Successors and Assigns
Current Holder of Evidence of Debt
PNC Bank, National Association
Date of Deed of Trust
October 23, 2018
County of Recording
El Paso
Recording Date of Deed of Trust
October 30, 2018
Recording Information (Reception No. and/or Book/Page No.)
218125838
Original Principal Amount
\$100,000.00
Outstanding Principal Balance
\$99,223.18

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.

LOT 8, IN BLOCK 3, RANGEVIEW ADDITION TO THE TOWN OF FOUNTAIN, COLORADO, SUPPLEMENTAL AND AMENDED PLAT, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK X AT PAGE 28, COUNTY OF EL PASO, STATE OF COLORADO.
Also known by street and number as: 604 Del Norte Street, Fountain, CO 80817.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202100078

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

On September 22, 2021, 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)
JEREMY S BABCOCK AND AMY E BABCOCK
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GMAC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt
U.S. BANK NATIONAL ASSOCIATION, as Indenture Trustee of the GMACM Home Equity Loan Trust 2005-HE3
Date of Deed of Trust
December 16, 2005
County of Recording
El Paso
Recording Date of Deed of Trust
December 20, 2005
Recording Information (Reception No. and/or Book/Page No.)
205200518
Original Principal Amount
\$55,100.00
Outstanding Principal Balance
\$54,156.24

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 61, CLAREMONT RANCH FILING NO. 6, COUNTY OF EL PASO, STATE OF COLORADO

PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON MARCH 11, 2021 AT RECEPTION NO. 221048124 TO CORRECT LEGAL DESCRIPTION.
Also known by street and number as:

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202100079

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

On September 23, 2021, 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)
GRANT T HUDSON
Original Beneficiary(ies)
U.S. BANK N.A.
Current Holder of Evidence of Debt
U.S. BANK NATIONAL ASSOCIATION
Date of Deed of Trust
October 24, 2014
County of Recording
El Paso
Recording Date of Deed of Trust
November 12, 2014
Recording Information (Reception No. and/or Book/Page No.)
214103786
Original Principal Amount
\$136,541.00
Outstanding Principal Balance
\$125,157.07

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 26, IN SOUTHFORK SUBDIVISION FILING NO. 1, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1999 AT RECEPTION NO. 99026355, COUNTY OF EL PASO, STATE OF COLORADO.
Also known by street and number as: 14818 CLIFFORD DR, PEYTON, CO 80831.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

CO .

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, 01/19/2022, 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 11/24/2021
Last Publication 12/22/2021
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: 09/22/2021
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 # 21-025401
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. EPC202100093

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

On October 13, 2021, 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)
Walford A Galloway Jr.
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as nominee for Cherry Creek Mortgage CO., Inc.
Current Holder of Evidence of Debt
Wilmington Savings Fund Society, FSB, as Trustee of Quercus Mortgage Investment Trust
Date of Deed of Trust
July 07, 2009
County of Recording
El Paso
Recording Date of Deed of Trust
July 07, 2009
Recording Information (Reception No. and/or Book/Page No.)
209078301
Original Principal Amount
\$175,698.00
Outstanding Principal Balance
\$192,400.61

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 133 in Countryside Subdivision Filing No. 8, in the City of Fountain, El Paso County, Colorado
Also known by street and number as: 1053 Swayback Drive, Fountain, CO 80817.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202100095

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

On October 19, 2021, 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)
Jo Ann Monday
Original Beneficiary(ies)
Financial Freedom Senior Funding Corporation, a Subsidiary of Lehman Brothers Bank, FSB
Current Holder of Evidence of Debt
Bank of New York Mellon Trust Company, N.A., as Trustee for Mortgage Assets Management Series I Trust
Date of Deed of Trust
August 18, 2003
County of Recording
El Paso
Recording Date of Deed of Trust
August 27, 2003
Recording Information (Reception No. and/or Book/Page No.)
203199395
Original Principal Amount
\$255,000.00
Outstanding Principal Balance
\$199,098.54

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: the failure to make timely tax and/or insurance payments under said Deed of Trust and the Evidence of Debt secured thereby.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 8 IN BLOCK 2 IN EASTCREST SUBDIVISION NO. 1 IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

\*Pursuant to that certain Affidavit Re: Scrivener's Error Pursuant to C.R.S. §38-35-109(5) recorded in the records of El Paso County, Colorado, on March 4, 2020 at Reception No. 220031524 to correct the legal description
Also known by street and number as: 4331 Eastcrest Circle West, Colorado Springs, CO 80916.

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, 02/09/2022, 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 12/15/2021
Last Publication 1/12/2022
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: 10/13/2021
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 # 20CO00139-3
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, 02/16/2022, 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 12/22/2021
Last Publication 1/19/2022
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: 10/19/2021
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-21-894794-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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# LEGAL NOTICES

**FOR SALE**

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

**NOTICE TO OBTAIN TITLE**

2003 Dodge Caravan VIN# 310383  
 1999 Jeep Grand Cherokee VIN# 544015  
 2006 Nissan 350Z VIN# 352120  
 2008 Titan Motorcycle VIN# 000330  
 2004 Hyundai Santa Fe VIN# 827350  
 1997 Jaguar XJ-Series VIN# 788395  
 1999 Oldsmobile Bravada VIN# 704389

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

Published in the El Paso County Advertiser and News

Publication Date: December 22, 2021

**FILING FOR TITLE**

2000 Ford Explorer VIN# A01691  
 2010 Ford Fusion VIN# 812010  
 2009 Dodge HB VIN# 201748

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 22, 2021

**COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. EPC202100092**

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

On October 13, 2021, 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)  
 W. Glenn Russell and Frances I. Russell  
 Original Beneficiary(ies)  
 Financial Freedom Senior Funding Corporation  
 Current Holder of Evidence of Debt  
 Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust  
 Date of Deed of Trust  
 August 06, 2008  
 County of Recording  
 El Paso  
 Recording Date of Deed of Trust  
 August 21, 2008  
 Recording Information (Reception No. and/or Book/Page No.)  
 208094020  
 Original Principal Amount  
 \$370,500.00  
 Outstanding Principal Balance  
 \$264,069.31

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: the failure to make timely tax and/or insurance payments under said Deed of Trust and the Evidence of Debt secured thereby.

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF EL PASO, STATE OF COLORADO, BEING KNOWN AS LOT 1 IN PEACFUL VALLEY ESTATES, MORE FULLY DESCRIBED IN DEED RECEPTION NO. 203106813, DATED 05/13/2002, RECORDED 5/16/2003, EL PASO COUNTY RECORDS. Also known by street and number as: 6520 Lonewood Drive, 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, 02/09/2022, 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 12/15/2021  
 Last Publication 1/12/2022  
 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: 10/13/2021  
 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-21-894805-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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**COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. EPC202100094**

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

On October 13, 2021, 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)  
 Charla Morrison  
 Original Beneficiary(ies)  
 Mortgage Electronic Registration Systems, Inc., as nominee for Freedom Mortgage Corporation  
 Current Holder of Evidence of Debt  
 Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F  
 Date of Deed of Trust  
 December 18, 2007  
 County of Recording  
 El Paso  
 Recording Date of Deed of Trust  
 December 26, 2007  
 Recording Information (Reception No. and/or Book/Page No.)  
 207162383  
 Original Principal Amount  
 \$196,850.00  
 Outstanding Principal Balance  
 \$190,219.32

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 84, The Heights at Cross Creek Filing No. 1, County of El Paso, State of Colorado Also known by street and number as: 7344 Sandy Springs Pt, Fountain, CO 80817.**

**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, 02/09/2022, 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.

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DATE: 10/13/2021  
 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 # 20CO00141-3  
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*This Holiday Season...*

**SHOP LOCAL**  
**EAT LOCAL**  
**READ LOCAL**

Local businesses and restaurants need your support more than ever this holiday season. And they've come up with creative ways for you to shop safely through delivery, pickup and online.

**Find all the information you need to make the most of your holidays in your local newspaper.**

In print and online you'll find the best shopping deals, ideas on what to do with your family and the latest news to help you celebrate safely this season.

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**SUPPORT YOUR NEWSPAPER**  
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