



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 FINAL PAYMENT

**CONTRACT NO.: 20-053
JUDICIAL ELEVATORS 10 & 11 Modernization**

Notice is hereby given that Final Payment for the work contracted by: **KONE Elevators** for the Judicial Elevators 10 & 11 Modernization for the El Paso County Facilities & Strategic Infrastructure Management Department will be made on or after the **30th day of March 2022**.

Any person, association, company, or corporation who has unpaid claims against the above contractor for or on account of the furnishing of labor, supplies used or consumed by such contractor or any of its subcontractors, in or about the performance of said work, may file a claim against said contractor at any time up to and including said time of such final settlement on said date stated above.

A verified statement of amount due and unpaid on account of such claim must be filed with the Clerk to the Board of County Commissioners located at 1675 Garden of the Gods Road, Colorado Springs, CO 80907, and a copy sent to the CONTRACTS AND PROCUREMENT DIVISION at the following address:

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

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

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

**NOTICE TO CREDITORS
Case No. 2022 PR 30208**

Re: Estate of Ethel Fenner, 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 July 11, 2022 or said claims may be forever barred.

Tanya Fenner
Personal Representative
4722 Rowland Height
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: March 9, 2022
March 16, 2022
March 23, 2022

**SECTION 00020
INVITATION TO BID**

Owner and address of Owner: Widefield Water and Sanitation District
8495 Fontaine Blvd.
Colorado Springs, CO 80925

Sealed bids for the Rolling Hills Booster Pump Station will be received by the **OWNER** at **8495 Fontaine Blvd, Colorado Springs, CO** until 2:00 PM MDST on **April 27, 2022**. Any bids received after this time will not be accepted and will be returned unopened.

At said place and time, and promptly thereafter, all Bids that have been duly received will be publicly opened and read aloud. All interested parties are invited to attend. The **OWNER** reserves the right to reject any and all Bids and to waive irregularities or informalities in any bid.

Copies of the bidding documents may be obtained by either electronic documents on-line, or a hard copy from the **OWNER** may be obtained at 8495 Fontaine Blvd, Colorado Springs, CO 80925, (719) 390-7111 during normal working hours on and after **2:00 P.M., Tuesday, March 16, 2022**. Electronic documents are available through the Rocky Mountain E-Purchasing System, reference Project # 0000282847. Only firms obtaining documents by these methods will be placed on the Plan holder's List. All engineering questions shall be directed to Gwen Dall with JDS-Hydro Consultants, a Division of RESPEC at (719) 227-0072 or **gwen.dall@respec.com** by April 20, 2022 at 2:00 pm. The final addendum will be issued on April 21, 2022.

A **mandatory** pre-bid meeting will be held at 10:00 am, March 31, 2022 at the District Office.

A description of the work to be performed generally includes construction of a ~1710 sq ft CMU block building with concrete foundation, chlorine dosing system, potable water booster pump system and bathroom. The pumping system includes (4) four 100 HP pumps, associated piping, controls, electrical panels and wiring, backup generator, pressure relief system, valves, meter and instrumentation. Site work includes 16"/18" diameter field piping, building penetrations, sanitary sewer service and potable water connections, fencing, grading and erosion control, landscaping, and all incidental work required to complete the project as specified in the drawings and specifications.

Basis of award will be the lowest responsive and responsible Bid as determined by **OWNER**.

No Bids may be withdrawn within a period of sixty (60) days after the date Bids are opened. The **OWNER** reserves the right to reject any and all bids or to accept that Bid or combination of Bids, if any, which, in its sole and absolute judgment will under all circumstances best serve the **OWNER's** interest. No Bid will be accepted from any firm, person, or corporation who is a defaulter as to surety or otherwise, or is deemed incompetent, irresponsible or unreliable by the **OWNER**. A Bid Bond of 5 % of the Bid will be required.

Widefield Water and Sanitation District
/s/ Lucas Hale, District Manager

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200021**

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

On January 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)
Earl Junior Hawkey and Angela Denise Hawkey
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as nominee for Academy Mortgage Corporation, Its Successors and Assigns
Current Holder of Evidence of Debt
Wells Fargo Bank, N.A.
Date of Deed of Trust
October 28, 2011
County of Recording
El Paso
Recording Date of Deed of Trust
November 01, 2011
Recording Information (Reception No. and/or Book/Page No.)
211107319
Original Principal Amount
\$340,000.00
Outstanding Principal Balance
\$317,256.33

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 22 IN PARK RIDGE FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO.
Also known by street and number as: 14480 Park Canyon Road, Colorado Springs, CO 80929.

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, 05/18/2022, 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 3/23/2022
Last Publication 4/20/2022
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: 01/19/2022
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:
McCarthy & Holthus, LLP 7700 E. Arapahoe Road, Suite 230, Centennial, CO 80112 (877) 369-6122
Attorney File # CO-19-866578-LL
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.
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Revised 1/2015

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200003**

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

On January 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)
Mollie L. Miller
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as nominee for Bay Equity LLC
Current Holder of Evidence of Debt
Lakeview Loan Servicing, LLC
Date of Deed of Trust
April 25, 2017
County of Recording
El Paso
Recording Date of Deed of Trust
April 26, 2017
Recording Information (Reception No. and/or Book/Page No.)
217047580
Original Principal Amount
\$191,369.00
Outstanding Principal Balance
\$178,892.36

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 57, Lincoln Commons Townhomes, County of El Paso, State of Colorado
Also known by street and number as: 4316 Yellow Dock Pt, 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, 05/04/2022, 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 3/9/2022
Last Publication 4/6/2022
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: 01/05/2022
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:
Scott D. Toebben #19011
Randall S. Miller & Associates PC 216 16th Street, Suite 1210, Denver, CO 80202 (720) 259-6710
Attorney File # 21CO00167-1
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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Revised 1/2015

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200020**

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

On January 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)
Bryan Keith Hunt
Original Beneficiary(ies)
Wells Fargo Bank, N.A.
Current Holder of Evidence of Debt
Lakeview Loan Servicing, LLC
Date of Deed of Trust
August 03, 2012
County of Recording
El Paso
Recording Date of Deed of Trust
August 20, 2012
Recording Information (Reception No. and/or Book/Page No.)
212096164
Original Principal Amount
\$186,000.00
Outstanding Principal Balance
\$162,372.78

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 139, SOARING EAGLES SUB-DIVISION, FILING NO. 5, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
Also known by street and number as: 5026 Hawk Meadow 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, 05/18/2022, 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 3/23/2022
Last Publication 4/20/2022
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: 01/19/2022
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:
Scott D. Toebben #19011
Randall S. Miller & Associates PC 216 16th Street, Suite 1210, Denver, CO 80202 (720) 259-6710
Attorney File # 21CO00174-1
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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Revised 1/2015

**2017 Tax 2018 Sale
Tax Lien Sale Certificate No. 190 Book No. 125
NOTICE OF PURCHASE OF REAL ESTATE LIEN AT TAX LIEN SALE
AND OF APPLICATION FOR TREASURER'S DEED
YOU ARE ADVISED TO CONSULT WITH YOUR OWN LEGAL COUNSEL REGARDING
ANY RIGHTS YOU MAY HAVE TO CURE THIS PROPERTY TAX LIEN.**

To whom it may concern and to every person in actual possession or occupancy of the hereinafter described land, lots or premises, and to the person in whose name the same was taxed or specially assessed, and to all persons having an interest or title of record in or to the same, and particularly to:

Falcon Properties & Investments c-o Paul McCallister, P.O. Box 3895, Greenwood Village, CO 80155
Diamond Shamrock Pipeline Company, PO Box 631, Amarillo, TX 79105-0631
John R. Kemp, 5755 Huffman Ct., Colorado Springs, CO 80919
Woodmen Hills Metro, 11886 Stapleton Dr, Peyton, CO 80831

Notice is hereby given that at a tax lien sale lawfully held on the 24th day of October, 2018, the then County Treasurer of El Paso County, State of Colorado, duly offered for delinquent taxes and/or special assessments for the year 2017 the following described property, situated in the County of El Paso and State of Colorado, to wit:

EL PASO COUNTY SCHEDULE NO.: 42000-00-232

LEGAL DESCRIPTION: A PORTION OF STRIP OF LAND 100.00 FT WIDE LY SELY OF EASTONVILLE RD IN SW4NW4 IN SEC 32-12-64, FORMALLY KNOWN AS THE BURLINGTON NORTHERN RAILROAD (AKA COLORADO & SOUTHERN RAILROAD)

Said premises were assessed and taxed for the year 2017 in the name of Falcon Properties & Investments. At said sale a lien secured by afore described property was sold to and a Tax Lien Sale Certificate of Purchase was duly issued to El Paso County. And, Whereas, the said El Paso County acting by and through its Treasurer, and in conformity with the order of the Board of County Commissioners on the 24th day of June, 2021 did duly assign the certificate of purchase to Daniel Ferguson, present holder and legal owner thereof, who has made request upon the Treasurer of El Paso County for a deed, and unless the same be redeemed on or before the 22nd day of June, 2022, or unless the parties described or anyone else having an interest in this property files a written response disputing this action under the protection of the Soldier's and Sailors' Civil Relief Act of 1940, as amended, accompanied with a statement, under oath, and also accompanied by the facts and supportive documents for this dispute, and this response delivered to the El Paso County Treasurer's Office, 1675 Garden of the Gods Road Ste 2100, Colorado Springs, Colorado 80907, not later than 4:30 p.m. on the 22nd day of June, 2022, the said County Treasurer will issue a Treasurer's Tax Deed therefore to said certificate holder or their assigns.

Dated at Colorado Springs, El Paso County, Colorado this 11th day of March, 2022.

First Date of Publication March 16, 2022
Second Date of Publication March 23, 2022
Third and Last Date of Publication March 30, 2022

Mark Lowderman, Treasurer
El Paso County, Colorado

Daniel Ferguson
Certificate Holder

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news@epcan.com

NOTICE TO CREDITORS
Case No. 2022 PR 30281

Re: Estate of Rosa M. Field, aka Rosa Maria Field, 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 July 18, 2022 or said claims may be forever barred.

Trudy A. Russell
Personal Representative
523 Millstream Terrace
Colorado Springs, CO 80905

/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: March 16, 2022
March 23, 2022
March 30, 2022

NOTICE OF PUBLIC HEARING

Public hearings have been scheduled before the City of Fountain City Council on Tuesday, April 12, 2022, at 6:00 P.M. in the City Council Chambers, located at 116 South Main Street, Fountain, CO, or at such other time and place to which these hearings may be adjourned, to consider the following:

A Request by HPHR Properties, LLC to Consider Approval of An Overall Development Plan and Initial PUD Zoning for the property known as Corvallis-Lacy, Generally Located South of Fontaine Boulevard, North of Dutch Loop

Materials related to these matters may be examined at the City of Fountain Planning Division, 116 South Main Street, Fountain, CO 80817 during normal business hours.

You are welcome to attend these public hearings and express your viewpoint concerning these proposals. Written comments may be submitted prior to or at the public hearings. For additional information, please contact the Planning Division at (719) 322-2015, or by email at Kristy@fountaincolorado.org.

/s/ Kristy Martinez, AICP
Planning Supervisor

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

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202100138

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

On December 17, 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 WEBB
Original Beneficiary(ies)
ENT FEDERAL CREDIT UNION
Current Holder of Evidence of Debt
ENT CREDIT UNION
Date of Deed of Trust
June 21, 2013
County of Recording
El Paso
Recording Date of Deed of Trust
June 24, 2013
Recording Information (Reception No. and/ or Book/Page No.)
213081355
Original Principal Amount
\$183,349.00
Outstanding Principal Balance
\$158,945.17

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 17, AMENDED SAGECREEK SOUTH, FILING NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK E-4 AT PAGE 172. COUNTY OF EL PASO, STATE OF COLORADO.

Also known by street and number as: 6330 PROSPERO ROAD, PEYTON, CO 80831.

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, 04/20/2022, 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 2/23/2022
Last Publication 3/23/2022
Name of Publication El Paso County Advertiser and News

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

DATE: 12/17/2021
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 # 21-026145
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

2017 Tax 2018 Sale
Tax Lien Sale Certificate No. 390 Book No. 125
NOTICE OF PURCHASE OF REAL ESTATE LIEN AT TAX LIEN SALE AND OF APPLICATION FOR TREASURER'S DEED
YOU ARE ADVISED TO CONSULT WITH YOUR OWN LEGAL COUNSEL REGARDING ANY RIGHTS YOU MAY HAVE TO CURE THIS PROPERTY TAX LIEN.

To whom it may concern and to every person in actual possession or occupancy of the hereinafter described land, lots or premises, and to the person in whose name the same was taxed or specially assessed, and to all persons having an interest or title of record in or to the same, and particularly to:

Tressa M. Eaton, 7064 Ash Creek Hts. #101, Colorado Springs, CO 80922
Tressa Eaton, 872 E. Crimm Rd, San Tan Valley, AZ 85143
Occupant, 7064 Ash Creek Hts. #101, Colorado Springs, CO 80922
RowCal Colorado LLC, 3720 Sinton Rd. Ste. 200, Colorado Springs, CO 80907

Notice is hereby given that at a tax lien sale lawfully held on the 23rd day of October, 2018, the then County Treasurer of El Paso County, State of Colorado, duly offered for delinquent taxes and/or special assessments for the year 2017 the following described property, situated in the County of El Paso and State of Colorado, to wit:

EL PASO COUNTY SCHEDULE NO.: 53292-12-190

LEGAL DESCRIPTION: CONDOMINIUM UNIT 101, BLDG 7064, IN THE VILLAGE AT SPRINGS RANCH CONDOS PH 10 IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED ON 12/15/2005 IN REC #205199058, AND THE CONDOMINIUM PLAT RECORDED ON 12/15/2005, REC #205199057 OF THE EL PASO COUNTY RECORDS

Said premises were assessed and taxed for the year 2017 in the name of Tressa M. Eaton. At said sale a lien secured by afore described property was sold to and a Tax Lien Sale Certificate of Purchase was duly issued to Ameise who has made request upon the Treasurer of El Paso County for a deed, and unless the same be redeemed on or before the 22nd day of June, 2022, or unless the parties described or anyone else having an interest in this property files a written response disputing this action under the protection of the Soldier's and Sailors' Civil Relief Act of 1940, as amended, accompanied with a statement, under oath, and also accompanied by the facts and supportive documents for this dispute, and this response delivered to the El Paso County Treasurer's Office, 1675 Garden of the Gods Road Ste 2100, Colorado Springs, Colorado 80907, not later than 4:30 p.m. on the 22nd day of June, 2022, the said County Treasurer will issue a Treasurer's Tax Deed therefore to said certificate holder or their assigns.

Dated at Colorado Springs, El Paso County, Colorado this 11th day of March, 2022.

First Date of Publication March 16, 2022
Second Date of Publication March 23, 2022
Third and Last Date of Publication March 30, 2022

Mark Lowderman, Treasurer
El Paso County, Colorado

Ameise
Certificate Holder

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202100143

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

On December 28, 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)
Owen McDermott
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as nominee for American Financial Network, Inc.
Current Holder of Evidence of Debt
PennyMac Loan Services, LLC
Date of Deed of Trust
January 18, 2020
County of Recording
El Paso
Recording Date of Deed of Trust
January 31, 2020
Recording Information (Reception No. and/ or Book/Page No.)
220014246
Original Principal Amount
\$239,900.00
Outstanding Principal Balance
\$239,151.98

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 14, BLOCK 4, SOUTHBOROUGH SUBDIVISION NO. 1, COUNTY OF EL PASO, STATE OF COLORADO.
Also known by street and number as: 4040 London Ln, Colorado Springs, CO 80916.

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

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200016

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

On January 18, 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)
AMBER STOUT-GRAHAM and BRYTON GRAHAM
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc. as nominee for THRIVE MORTGAGE, LLC, its successors and assigns
Current Holder of Evidence of Debt
COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust
January 11, 2019
County of Recording
El Paso
Recording Date of Deed of Trust
January 14, 2019
Recording Information (Reception No. and/ or Book/Page No.)
219004076
Original Principal Amount
\$158,083.00
Outstanding Principal Balance
\$156,575.88

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 109, BLOCK 1, SUNSTONE SUBDIVISION NO. 2, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, AS AMENDED BY ENGINEER'S STATEMENT RECORDED AUGUST 1, 1986 IN BOOK 5211 AT PAGE 613.
Also known by street and number as: 4022 CHARLESTON DRIVE, COLORADO SPRINGS, CO 80916.

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, 04/27/2022, 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 3/2/2022
Last Publication 3/30/2022
Name of Publication El Paso County Advertiser and News

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

DATE: 12/28/2021
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 # 21CO00156-1
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

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, 05/18/2022, 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 3/23/2022
Last Publication 4/20/2022
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: 01/18/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
David R. Doughty #40042
JANEWAY LAW FIRM, P.C. 9800 S. Meridian Blvd., Suite 400, Englewood, CO 80112 (303) 706-9990
Attorney File # 20-024488
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. EPC202100144

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

On December 30, 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)
Sadie A. Cardenas
Original Beneficiary(ies)
Financial Freedom Senior Funding Corporation, a Subsidiary of Indy Mac Bank, F.S.B.
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
July 27, 2005
County of Recording
El Paso
Recording Date of Deed of Trust
August 09, 2005
Recording Information (Reception No. and/ or Book/Page No.)
205122744
Original Principal Amount
\$199,500.00
Outstanding Principal Balance
\$144,576.15

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: death of all named mortgagors under said Deed of Trust and the Evidence of Debt secured thereby.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 27, IN BLOCK 8, SOUTHBOROUGH SUBDIVISION NO. 2, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN THE PLAT BOOK R-2 AT PAGE 8.
Also known by street and number as: 4098 Morley Dr., 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, 05/04/2022, 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 3/9/2022
Last Publication 4/6/2022
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: 12/30/2021
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-21-892406-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.
©Public Trustees' Association of Colorado
Revised 1/2015

Notice is hereby given that at a tax lien sale lawfully held on the 23rd day of October, 2018, the then County Treasurer of El Paso County, State of Colorado, duly offered for delinquent taxes and/or special assessments for the year 2017 the following described property, situated in the County of El Paso and State of Colorado, to wit:

EL PASO COUNTY SCHEDULE NO.: 52082-39-002

LEGAL DESCRIPTION: LOT 4 BLK 38 BRENTWOOD COUNTRY CLUB + CABIN SITES TR 1

Said premises were assessed and taxed for the year 2017 in the name of Sandra Vazquez. At said sale a lien secured by afore described property was sold to and a Tax Lien Sale Certificate of Purchase was duly issued to Brian K. Hatfield. Whereas on July 27, 2021 said Certificate of Purchase was assigned to Myra J. Walstead who has made request upon the Treasurer of El Paso County for a deed, and unless the same be redeemed on or before the 22nd day of June, 2022, or unless the parties described or anyone else having an interest in this property files a written response disputing this action under the protection of the Soldier's and Sailors' Civil Relief Act of 1940, as amended, accompanied with a statement, under oath, and also accompanied by the facts and supportive documents for this dispute, and this response delivered to the El Paso County Treasurer's Office, 1675 Garden of the Gods Road Ste 2100, Colorado Springs, Colorado 80907, not later than 4:30 p.m. on the 22nd day of June, 2022, the said County Treasurer will issue a Treasurer's Tax Deed therefore to said certificate holder or their assigns.

Dated at Colorado Springs, El Paso County, Colorado this 11th day of March, 2022.

First Date of Publication March 16, 2022
Second Date of Publication March 23, 2022
Third and Last Date of Publication March 30, 2022

Mark Lowderman, Treasurer
El Paso County, Colorado

Myra J. Walstead
Certificate Holder



Understanding the First Amendment is key to protecting our free society.
Freedom of Speech • Freedom of Religion • Freedom of the Press
Freedom to Peaceably Assemble • Freedom to Petition the Government
THINK FIRST KNOW YOUR FREEDOMS

FILING FOR TITLE

2003 CHEVROLET SILVERADO
VIN# 282560
2003 DODGE NEON VIN# 193521
1997 FORD F-150 VIN# B49119

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: March 23, 2022

FOR SALE

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

2009 DODGE 4-DR AVENGER
VIN# 534869

UNTIL 5:00 P.M. MARCH 26, 2022 TELEPHONE: 390-5471.

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

FOR SALE

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

NOTICE TO OBTAIN TITLE

2011 TOYOTA COROLLA VIN# 558520
2005 DODGE RAM 1500 VIN# 270849
1996 HONDA CIVIC VIN# 500535
2002 GMC YUKON VIN# 146353
2006 CHEVROLET MALIBU VIN# 110762

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: March 23, 2022



COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200004

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

On January 6, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s)
ANTHONY L CALHOUN-POPE AND CHARLETTE CALHOUN-POPE
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt
MIDFIRST BANK
Date of Deed of Trust
May 26, 2017
County of Recording
El Paso
Recording Date of Deed of Trust
May 30, 2017
Recording Information (Reception No. and/or Book/Page No.)
217061640
Original Principal Amount
\$229,837.00
Outstanding Principal Balance
\$216,425.95

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 5, BLOCK 4, COUNTRYSIDE SUBDIVISION FILING NO. 2, COUNTY OF EL PASO, STATE OF COLORADO

PARCEL ID NUMBER: 56093-11-029
Also known by street and number as: 818 DAFFODIL STREET, 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, 05/11/2022, 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 3/16/2022
Last Publication 4/13/2022
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: 01/06/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
David R. Doughty #40042
JANEWAY LAW FIRM, P.C. 9800 S. Meridian Blvd., Suite 400, Englewood, CO 80112 (303) 706-9990
Attorney File # 21-026120
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.
©Public Trustees' Association of Colorado
Revised 1/2015

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

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 05/11/2022, 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 3/16/2022
Last Publication 4/13/2022
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: 01/07/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
David R. Doughty #40042
JANEWAY LAW FIRM, P.C. 9800 S. Meridian Blvd., Suite 400, Englewood, CO 80112 (303) 706-9990
Attorney File # 14-005042
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. EPC202200005

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

On January 7, 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)
JOHNNIE R. KUFALK SR. AND SHARON L. KUFALK
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ROCKY MOUNTAIN MORTGAGE SPECIALISTS, INC
Current Holder of Evidence of Debt
LAKEVIEW LOAN SERVICING, LLC
Date of Deed of Trust
May 29, 2008
County of Recording
El Paso
Recording Date of Deed of Trust
May 30, 2008
Recording Information (Reception No. and/or Book/Page No.)
208061649
Original Principal Amount
\$121,292.00
Outstanding Principal Balance
\$98,974.96

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 3, MEADOWLARK SUBDIVISION IN THE CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO.

Also known by street and number as: 217 ROBIN STREET, FOUNTAIN, CO 80817.

THE PROPERTY DESCRIBED HEREIN

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200011

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

On January 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)
RAYMOND R KOCH
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC
Current Holder of Evidence of Debt
PENNYMAC LOAN SERVICES, LLC
Date of Deed of Trust
December 13, 2017
County of Recording
El Paso
Recording Date of Deed of Trust
December 19, 2017
Recording Information (Reception No. and/or Book/Page No.)
217152837
Original Principal Amount
\$196,270.00
Outstanding Principal Balance
\$187,415.44

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 1 IN JENSEN'S ADDITION TO THE TOWN OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO

******PURSUANT TO CORRECTIVE AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. § 38-35-109(5) RECORDED ON 01/29/2018 AT REC. NO. 218010696**
Also known by street and number as: 156 CHERRY CIRCLE, FOUNTAIN, CO 80817.

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, 05/11/2022, 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 3/16/2022
Last Publication 4/13/2022
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: 01/07/2022
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 # 00000009321803
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.
©Public Trustees' Association of Colorado
Revised 1/2015

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

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 05/11/2022, 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 3/16/2022
Last Publication 4/13/2022
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: 01/12/2022
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:
Anna Johnston #51978
Barrett Frappier & Weisserman, LLP 1391 Speer Boulevard, Suite 700, Denver, CO 80204 (303) 350-3711
Attorney File # 00000008897431
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

2016 Tax 2017 Sale
Tax Lien Sale Certificate No. 1694 Book No. 124
NOTICE OF PURCHASE OF REAL ESTATE LIEN AT TAX LIEN SALE AND OF APPLICATION FOR TREASURER'S DEED
YOU ARE ADVISED TO CONSULT WITH YOUR OWN LEGAL COUNSEL REGARDING ANY RIGHTS YOU MAY HAVE TO CURE THIS PROPERTY TAX LIEN.

To whom it may concern and to every person in actual possession or occupancy of the hereinafter described land, lots or premises, and to the person in whose name the same was taxed or specially assessed, and to all persons having an interest or title of record in or to the same, and particularly to:

Delia Fabian, 1332 Hamstead Ct, Colorado Springs, CO 80907
Occupant, 1332 Hamstead Ct, Colorado Springs, CO 80907
Delia Fabian, 8828 S. 55th Court, Oak Lawn, IL 60453

Notice is hereby given that at a tax lien sale lawfully held on the 24th day of October, 2017, the then County Treasurer of El Paso County, State of Colorado, duly offered for delinquent taxes and/or special assessments for the year 2016 the following described property, situated in the County of El Paso and State of Colorado, to wit:

EL PASO COUNTY SCHEDULE NO.: 73261-03-018
LEGAL DESCRIPTION: LOT 18 BLK 2 CHELSEA GLEN FIL NO 1 COLO SPGS

Said premises were assessed and taxed for the year 2016 in the names of Frank J. Fabian & Delia Fabian. At said sale a lien secured by afore described property was sold to and a Tax Lien Sale Certificate of Purchase was duly issued to Delorus V. or James P. Boyle. Whereas, on the 2nd day of March, 2022 the certificate of purchase was duly issued to James P. Boyle who has made request upon the Treasurer of El Paso County for a deed, and unless the same be redeemed on or before the 22nd day of June, 2022, or unless the parties described or anyone else having an interest in this property files a written response disputing this action under the protection of the Soldier's and Sailors' Civil Relief Act of 1940, as amended, accompanied with a statement, under oath, and also accompanied by the facts and supportive documents for this dispute, and this response delivered to the El Paso County Treasurer's Office, 1675 Garden of the Gods Road Ste 2100, Colorado Springs, Colorado 80907, not later than 4:30 p.m. on the 22nd day of June, 2022, the said County Treasurer will issue a Treasurer's Tax Deed therefore to said certificate holder or their assigns.

Dated at Colorado Springs, El Paso County, Colorado this 11th day of March, 2022.

First Date of Publication March 16, 2022
Second Date of Publication March 23, 2022
Third and Last Date of Publication March 30, 2022

Mark Lowderman, Treasurer
El Paso County, Colorado

James P. Boyle
Certificate Holder

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200009

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

On January 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)
Darwin S Hilliard
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as nominee for Ark-La-Tex Financial Services, LLC dba Benchmark Mortgage, Its Successors and Assigns
Current Holder of Evidence of Debt
Wells Fargo Bank, N.A.
Date of Deed of Trust
August 02, 2019
County of Recording
El Paso
Recording Date of Deed of Trust
August 05, 2019
Recording Information (Reception No. and/or Book/Page No.)
219090236
Original Principal Amount
\$250,000.00
Outstanding Principal Balance
\$241,243.06

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 27, BLOCK 3, WIDEFIELD HOMES NO. 2, COUNTY OF EL PASO, STATE OF COLORADO.
Also known by street and number as: 134 Cornell Street, Colorado Spgs, 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, 05/11/2022, 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 3/16/2022
Last Publication 4/13/2022
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: 01/12/2022
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-22-897508-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.
©Public Trustees' Association of Colorado
Revised 1/2015

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 19, BLOCK 2, TRAILRIDGE SUBDIVISION FILING NO. 1, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK T-3 AT PAGE 97.
Also known by street and number as: 935 TAMMANY DRIVE, COLORADO SPRINGS, CO 80916.

El Paso County Advertiser & Fountain Valley NEWS

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Advertise in the Fountain Valley News

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