



LEGAL NOTICES

Public notices and your right to know...

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

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

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.

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

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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FILING FOR TITLE	
2004 Buick Regal	VIN# 270254
2000 Ford Crown Victoria	VIN# 137474
2008 Nissan Altima	VIN# 283590
2006 Ford F-350	VIN# B87698
2002 Hyundai Elantra	VIN# 442798
2016 Ford Expedition	VIN# F38734

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: April 20, 2022

FOR SALE	
The following vehicle(s) were towed, abandoned and will be placed for sale:	
NOTICE TO OBTAIN TITLE	
2001 VOLKSWAGEN BEETLE VIN# 468344	
2012 DODGE AVENGER	VIN# 285885
2020 YAMAHA YZ450FX	VIN# 001905

The above vehicles were towed by Bug's Towing LLC, 806 Nichols Blvd., Colorado Springs, CO 80907 (719) 640-2416

Published in the El Paso County Advertiser and News

Publication Date: April 20, 2022

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. EPC202200043

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

On February 9, 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)
ANA L. NELSON
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOANDEPOT.COM, LLC DBA IMORTGAGE
Current Holder of Evidence of Debt
LAKEVIEW LOAN SERVICING LLC
Date of Deed of Trust
May 12, 2016
County of Recording
El Paso
Recording Date of Deed of Trust
May 16, 2016
Recording Information (Reception No. and/or Book/Page No.)
216051681
Original Principal Amount
\$155,778.00
Outstanding Principal Balance
\$144,548.72

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 137, THE HEIGHTS AT CROSS CREEK FILING NO. 1 COUNTY OF EL PASO, STATE OF COLORADO.
Also known by street and number as: 7680 SANDY SPRINGS POINT, FOUNTAIN, CO 80817.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. EPC202200039

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

On February 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)
Gaspar Torres and Ashley Rivera-Torres
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as nominee for Village Capital & Investment, LLC
Current Holder of Evidence of Debt
Village Capital & Investment, LLC
Date of Deed of Trust
February 13, 2020
County of Recording
El Paso
Recording Date of Deed of Trust
February 25, 2020
Recording Information (Reception No. and/or Book/Page No.)
220026537
Original Principal Amount
\$256,462.00
Outstanding Principal Balance
\$256,049.49

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.

All the Real Property Together with Improvements, if any, Situate, Lying and being in the County of El Paso, State of Colorado Described as Follows:

Lot 40, Block 6, Widefield Country Club Heights-Filing No. 1, County of El Paso, State of Colorado.
Also known by street and number as: 811 Drew Drive, Colorado Springs, CO 80911.

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Alison L. Berry #34531
JANEWAY LAW FIRM, P.C. 9800 S. Meridian Blvd., Suite 400, Englewood, CO 80112 (303) 706-9990
Attorney File # 22-026320
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

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, 06/08/2022, 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 4/13/2022
Last Publication 5/11/2022
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: 02/09/2022
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 # 00000009340324
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, 06/08/2022, 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 4/13/2022
Last Publication 5/11/2022
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: 02/07/2022
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:
Karen J. Radakovich #11649
Frascona Joiner Goodman and Greenstein PC 4750 Table Mesa Dr, Boulder, CO 80305-5500 (303) 494-3000
Attorney File # 7256-50
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

STAY UPDATED THROUGH THE WEEK

FOLLOW OUR SOCIAL MEDIA ACCOUNTS

FOUNTAIN VALLEY NEWS @FVN1958 @FOUNTAINVALLEYNEWS

NOTICE TO CREDITORS
Case No. 2022 PR 30406

Re: Estate of Gerald Robert Minor, 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 August 13, 2022 or said claims may be forever barred.

Kelly J. Smith
Personal Representative
15060 SE Lostine Dr.
Clackamas, OR 97015

/s/ Stephen K. Lehnardt
Stephen K. Lehnardt, #53926
Messner Reeves, LLP
Attorney for the Personal Representative
6465 Greenwood Plaza Blvd. #650
Greenwood Village, CO 80111
Telephone: (303) 623-1800
Email: slehnardt@messner.com
FAX: (303) 623-0552

Published in the El Paso County Advertiser and News
Publication Dates: April 13, 2022
April 20, 2022
April 27, 2022

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200030

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

On January 28, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s)
JO ANNA BAIR
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc. as nominee for PRIMARY RESIDENTIAL MORTGAGE, INC., its successors and assigns
Current Holder of Evidence of Debt
COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust
October 30, 2018
County of Recording
El Paso
Recording Date of Deed of Trust
October 31, 2018
Recording Information (Reception No. and/or Book/Page No.)
218126370
Original Principal Amount
\$265,109.00
Outstanding Principal Balance
\$262,323.82

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 1, BLOCK 4, FOUNTAIN VALLEY RANCH SUBDIVISION FILING NO. 4C, COUNTY OF EL PASO, STATE OF COLORADO
Also known by street and number as: 5002 WAINWRIGHT DRIVE, COLORADO SPRINGS, CO 80911.

THE PROPERTY DESCRIBED HEREIN

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200032

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

On January 31, 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)
EUGENE D SMITH III
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as nominee for CORNERSTONE HOME LENDING, INC.
Current Holder of Evidence of Debt
CORNERSTONE HOME LENDING, INC.
Date of Deed of Trust
July 13, 2018
County of Recording
El Paso
Recording Date of Deed of Trust
July 13, 2018
Recording Information (Reception No. and/or Book/Page No.)
218081136
Original Principal Amount
\$224,730.00
Outstanding Principal Balance
\$221,210.72

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 2, BLOCK 18, SECURITY, COLORADO, ADDITION NO. 10, COUNTY OF EL PASO, STATE OF COLORADO.
Also known by street and number as: 505 INCA DR, COLORADO SPRINGS, CO 80911-1629.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE

NOTICE TO CREDITORS
Case No. 2022 PR 30319

Re: Estate of Roberta E. Nypaver, aka Roberta Edith Nypaver, aka Robin E. Nypaver, 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 August 8, 2022 or said claims may be forever barred.

Stephen Nypaver
Personal Representative
3236 Oak Creek Drive East
Colorado Springs, CO 80906

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

Published in the El Paso County Advertiser and News
Publication Dates: April 6, 2022
April 13, 2022
April 20, 2022

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200028

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

On January 28, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s)
TAJ STOKES
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., acting solely as nominee for ACADEMY MORTGAGE CORPORATION
Current Holder of Evidence of Debt
U.S. BANK NATIONAL ASSOCIATION
Date of Deed of Trust
July 22, 2013
County of Recording
El Paso
Recording Date of Deed of Trust
July 23, 2013
Recording Information (Reception No. and/or Book/Page No.)
213094483
Original Principal Amount
\$188,522.00
Outstanding Principal Balance
\$170,318.09

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 35, WINDMILL MESA FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO
Also known by street and number as: 5322 BRADLEY CIRCLE, COLORADO SPRINGS, CO 80911.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200041

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

On February 8, 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)
Clarinda A. Yarbrough
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Countrywide Home Loans, Inc., its successors and assigns
Current Holder of Evidence of Debt
LoanCare, LLC
Date of Deed of Trust
May 24, 2005
County of Recording
El Paso
Recording Date of Deed of Trust
June 09, 2005
Recording Information (Reception No. and/or Book/Page No.)
205086196
Original Principal Amount
\$55,000.00
Outstanding Principal Balance
\$51,713.28

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

PHEASANT RUN RANCH LOT 30 BLK 5 FIL NO. 2, 5040 MARABOU WAY, COLORADO SPRINGS, CO 80911.

***This loan has been modified through a Loan Modification Agreement recorded 01/13/2014 at Reception No. 214002838 in the records of the El Paso County clerk and recorder, Colorado.
Also known by street and number as: 5040 Marabou Way, Colorado Springs, CO 80911-3140.

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

NOTICE TO CREDITORS
Case No. 2022 PR 30403

Re: Estate of Ronald E. Thomas, aka Ronald Eugene Thomas, 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 August 8, 2022 or said claims may be forever barred.

Deanne K. Loreti
Personal Representative
2930 Leoti Drive
Colorado Springs, CO 80922

/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: April 6, 2022
April 13, 2022
April 20, 2022

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200042

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

On February 9, 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)
TIMOTHY A. STAMPS
Original Beneficiary(ies)
JPMORGAN CHASE BANK, N.A.
Current Holder of Evidence of Debt
MIDFIRST BANK
Date of Deed of Trust
March 20, 2013
County of Recording
El Paso
Recording Date of Deed of Trust
April 30, 2013
Recording Information (Reception No. and/or Book/Page No.)
213055469
Original Principal Amount
\$156,120.00
Outstanding Principal Balance
\$146,809.95

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.

ALL THAT PARCEL OF LAND IN CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO, AS MORE FULLY DESCRIBED IN DEED DOC # 2004166993, ID# 6512210040, BEING KNOWN AND DESIGNATED AS: LOT 40 IN BLOCK 3 IN PHEASANT RUN RANCH FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO.
Also known by street and number as: 5135 WEBBED FOOT WAY, COLORADO SPRINGS, CO 80911.

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.

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

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.

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.

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.

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

DATE: 02/09/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Alison L. Berry #34531
JANEWAY LAW FIRM, P.C. 9800 S. Meridian Blvd., Suite 400, Englewood, CO 80112 (303) 706-9990
Attorney File # 19-022132
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.

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.

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IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT 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.
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NOTICE TO CREDITORS Case No. 2022 PR 30416

Re: Estate of Kari R. Mirk, aka Kari Reppe Mirk, aka Kari Mirk, 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 August 31, 2022 or said claims may be forever barred.

Donnie Burgess c/o Torbet Tuft & McConkie LLC 2 N. Cascade Ave. #320 Colorado Springs, CO 80903

/s/ Alyssa Lynne Miller Alyssa Lynne Miller, #50039 Torbet Tuft & McConkie LLC Attorney for the Personal Representative 2 N. Cascade #320 Colorado Springs, CO 80903 Telephone: (719) 475-9300 E-mail: Miller@torbetlaw.com

Published in the El Paso County Advertiser and News Publication Dates: April 13, 2022 April 20, 2022 April 27, 2022

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. EPC202200033

Also known by street and number as: 663 Bosque Vista Point, Colorado Springs, CO 80916.

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

On January 31, 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) KEITH LITTLE Original Beneficiary(ies) Mortgage Electronic Registration Systems, Inc., MIDWEST MORTGAGE ASSOCIATES CORP., its successors and assigns Current Holder of Evidence of Debt HOME POINT FINANCIAL CORPORATION Date of Deed of Trust November 04, 2020 County of Recording El Paso Recording Date of Deed of Trust November 05, 2020 Recording Information (Reception No. and/ or Book/Page No.) 220179228 Original Principal Amount \$238,280.00 Outstanding Principal Balance \$238,280.00

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, 06/01/2022, 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 4/6/2022 Last Publication 5/4/2022 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: 01/31/2022 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-22-897622-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

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. EPC202200025

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

On January 25, 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) James A. Neal and Suvanna Neal 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 U.S. Bank National Association Date of Deed of Trust November 10, 2008 County of Recording El Paso Recording Date of Deed of Trust November 18, 2008 Recording Information (Reception No. and/ or Book/Page No.) 208123738 Original Principal Amount \$144,130.00 Outstanding Principal Balance \$115,419.88

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, 05/25/2022, 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.

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: 01/25/2022 Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: Amanda Ferguson #44893 Halliday, Watkins & Mann, P.C. 355 Union Blvd., Suite 250, Lakewood, CO 80228 (303) 274-0155 Attorney File # CO11276 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 WEST HALF OF THE SOUTH-EAST QUARTER OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 60 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO. Also known by street and number as: 40570 Truckton Road, Rush, CO 80833.

THE PROPERTY DESCRIBED HEREIN

PUBLIC NOTICE

The Monument Academy Building Corporation (Owner or MABC) is seeking sealed best value bids for construction of the Monument Academy Recirculation Plan Project (Project).

A full Invitation for Bids, project summary and attachments will be available on the Monument Academy Website (https://www.monumentacademy.net/contact-us/invitation-for-bids/). The IFB will be available no later than April 20, 2022, but it may be posted when completed at an earlier date. Copies of the IFB may also be obtained in person by visiting the Monument Academy office at 1150 Village Ridge Pt., Monument CO. Bids will be due May 16, 2022, by 3:00 PM.

Interested parties should direct questions to the Chief Financial Officer at mbrocklehurst@monumentacademy.net or by calling the Monument Academy office at 719-481-1950.

Marc Brocklehurst – Monument Academy CFO

Published in the Fountain Valley News Publication Dates: April 20, 2022 April 27, 2022

PUBLIC NOTICE

The Monument Academy Building Corporation (Owner or MABC) is seeking proposals from Construction Management Service Providers for an Owner's Representative to manage the Monument Academy Recirculation Plan construction project.

The Request for Proposal, project summary and attachments will be available on the Monument Academy Website (https://www.monumentacademy.net/contact-us/requests-for-proposal/). The RFP will be available no later than April 20, 2022, but it may be posted when completed at an earlier date. Copies of the RFP may also be obtained in person by visiting the Monument Academy office at 1150 Village Ridge Pt., Monument CO. Proposals will be due May 16, 2022, by 3:00 PM.

Interested parties should direct questions to the Chief Financial Officer at mbrocklehurst@monumentacademy.net or by calling the Monument Academy office at 719-481-1950.

Marc Brocklehurst – Monument Academy CFO

Published in the Fountain Valley News Publication Dates: April 20, 2022 April 27, 2022

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. EPC202200045

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

On February 16, 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) WENDY DOREEN BRILLANTES Original Beneficiary(ies) MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF THE COWALT, INC., A LTERNATIVE LOAN TRUST 2004-33, MORTGAGE PASS THROUGH CERTIFICATE S, SERIES 2004-33 Date of Deed of Trust July 23, 2004 County of Recording El Paso Recording Date of Deed of Trust July 29, 2004 Recording Information (Reception No. and/ or Book/Page No.) 204127208 Original Principal Amount \$134,248.00 Outstanding Principal Balance \$116,263.39

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 2, BLOCK 14, WIDEFIELD HOMES NO. 7, COUNTY OF EL PASO, STATE OF COLORADO. COUNTY OF EL PASO, STATE OF COLORADO. PARCEL ID NUMBER 6524115003 Also known by street and number as: 145 FORDHAM STREET, COLORADO SPRINGS, CO 80911.

NOTICE TO THE PUBLIC

Fort Carson has prepared an Environmental Assessment (EA) and a draft Finding of No Significant Impact (FNSI) for the expansion of the recreational vehicle storage lot at Gate 20 on Fort Carson, Colorado. The purpose of the EA and draft FNSI is to document environmentally-related findings and determine whether Fort Carson's Proposed Action of constructing a 5 acre addition to the existing storage lot would have a significant impact on the natural and human environment. Comments on this action are invited and will be accepted for 30 days from the date this notice is published. A copy of the EA and draft FNSI may be reviewed at: https://home.army.mil/carson/index.php/Directorate/directorate-public-works/nepa-and-cultural-resources-documents

Written comments concerning this proposal should be directed to: Fort Carson NEPA Program Manager Directorate of Public Works, Environmental Division (AMIM-CRP-E) 1626 Evans St., Bldg. 1219, Fort Carson, CO 80913.

Or submit by email to: usarmy.carson.imcom-central.list.dpwp-ed-nepa@mail.mil For media queries contact the Fort Carson Public Affairs Office Media Relations Office at (719) 526-7525.

Published in the El Paso County Advertiser and News Publication Date: April 20, 2022

ORDINANCE NO. 1773

AN ORDINANCE ANNEXING TO THE CITY OF FOUNTAIN THAT AREA TO BE KNOWN AS SINGER'S SUBDIVISION ADDITION ANNEXATION, GENERALLY LOCATED SOUTH OF FONTAINE BOULEVARD, AND NORTH OF DUTCH LOOP

Summary of Ordinance: The HPHR Properties, LLC (Petitioner), comprising more than fifty percent (50%) of the landowners in the area described in Exhibit A attached hereto (Property) and described in the petition for annexation (Petition) owning more than fifty percent (50%) of the Property, excluding public streets and alleys, have petitioned for the annexation of the Property to the City of Fountain, Colorado; and on March 8, 2022, the City Council of the City of Fountain by Resolution 22-010 accepted the Petition, found that the Petition substantially complies with the requirements set forth in section 31-12-107(1), C.R.S. and set a public hearing to consider the eligibility of the Property for annexation to the City of Fountain; and on April 12, 2022, after the giving of notice as required under section 31-12-108(2), C.R.S., the City Council of the City of Fountain held a public hearing on the proposed annexation to determine if the annexation complies with sections 31-12-104 and 31-12-105, C.R.S. and section 30 of Article II of the Colorado Constitution; and the City Council of the City of Fountain by Resolution 22-016 determined that the requirements of sections 31-12-104 and 31-12-105, C.R.S. and section 30 of Article II of the Colorado Constitution have been met, that an election is not required under section 31-12-107(2), C.R.S., and that no additional terms or conditions are to be imposed on the Property.

Section 1. The Property is hereby annexed to the City of Fountain subject to the following condition: The Property Owner must petition for inclusion into the City of Fountain General Improvement District No. 1 within ninety day of the effective date of the ordinance.

Section 2. The annexation of the Property to the City of Fountain shall become legally effective in accordance with section 31-12-113, C.R.S., and such annexation shall be effective for general taxation purposes on and after January 1 next ensuing.

CERTIFICATION

The above-entitled ordinance was read and passed on first reading at a regular meeting of the City Council of the City of Fountain, Colorado, held on the 12th day of April 2022. The ordinance is available for public inspection and acquisition at the office of the City Clerk, 116 South Main Street, Fountain, Colorado 80817.

/s/Silvia Huffman City Clerk /s/Sharon Thompson Mayor

Published in the Fountain Valley News Publication Date: April 20, 2022

ORDINANCE NO. 1774

AN ORDINANCE APPROVING A REQUEST BY HPHR PROPERTIES, LLC FOR APPROVAL OF AN OVERALL DEVELOPMENT PLAN FOR THE DEVELOPMENT KNOWN AS CORVALLIS-LACY, GENERALLY LOCATED SOUTH OF FONTAINE BOULEVARD AND NORTH OF DUTCH LOOP

Summary of Ordinance:

HPHR Properties, LLC, is titleholder of the real property described in Exhibit A attached hereto, for property known as Corvallis-Lacy, has made application for approval of an Overall Development Plan for certain property as more specifically described in Exhibit B attached hereto (Property); and the Corvallis-Lacy Overall Development Plan and supplemental documents are on file with the City Clerk's office; and at a regular meeting on March 2, 2022, the City Planning Commission reviewed and voted 3 to 1 to recommend approval of the Corvallis-Lacy Overall Development Plan; and the City Council of the City of Fountain, Colorado finds that the request is generally consistent with the review criteria set forth in Section 17.22.030 of the Fountain Municipal Code.

Section 1. The Corvallis-Lacy Overall Development Plan is hereby approved.

CERTIFICATION

The above-entitled ordinance was read and passed on first reading at a regular meeting of the City Council of the City of Fountain, Colorado, held on the 12th day of April 2022. The ordinance is available for public inspection and acquisition at the office of the City Clerk, 116 South Main Street, Fountain, Colorado 80817.

/s/Silvia Huffman City Clerk /s/Sharon Thompson Mayor

Published in the Fountain Valley News Publication Date: April 20, 2022

ORDINANCE NO. 1775

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FOUNTAIN, COLORADO TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT RELATED TO THAT AREA TO BE KNOWN AS CORVALLIS-LACY, GENERALLY LOCATED SOUTH OF FONTAINE BOULEVARD, NORTH OF DUTCH LOOP

Summary of Ordinance:

HPHR Properties, LLC, owner of the real property legally described in Exhibit A attached hereto (Property), also known as Corvallis-Lacy (annexed as Singer's Subdivision Addition Annexation), has made application for the Property to be zoned Planned Unit Development (PUD) District as described and provided for in the City of Fountain Zoning Ordinance; and on March 2, 2022 the Planning Commission of the City of Fountain conducted a public hearing on, and considered all applicable evidence with respect to, the proposed PUD zoning of the Property, and recommended to the City Council of the City of Fountain by a vote of 3 to 1 that the PUD zoning be approved for the Property; and a public hearing by the City Council of the City of Fountain on the PUD zoning request for the Property was duly noticed in accordance with section 17.20.080 of the City of Fountain Zoning Ordinance; and after conducting a public hearing on, and considering all applicable evidence with respect to, the PUD zoning request for the Property, the City Council of the City of Fountain finds that such PUD zoning request meets the minimum development requirements and regulations and that the request is compatible with the zoning and land uses surrounding the Property, in accordance with the review criteria set forth in section 17.24.050 of the City of Fountain Zoning Ordinance.

Section 1. The Official Zoning Map of the City of Fountain is hereby amended by zoning the Property described in Exhibit A and Exhibit B attached here to and incorporated by reference herein to PUD pursuant to the Zoning Ordinance of the City of Fountain.

CERTIFICATION

The above-entitled ordinance was read and passed on first reading at a regular meeting of the City Council of the City of Fountain, Colorado, held on the 12th day of April 2022. The ordinance is available for public inspection and acquisition at the office of the City Clerk, 116 South Main Street, Fountain, Colorado 80817.

/s/Silvia Huffman City Clerk /s/Sharon Thompson Mayor

Published in the Fountain Valley News Publication Date: April 20, 2022

HEY YOU, SMALL BUSINESS OWNER! WORD-OF-MOUTH ADVERTISING LEAVING YOU PARCHED? -- Well, get a yourself a glass of water & let the BUSINESS & SERVICE DIRECTORY take care of the rest! REACH YOUR CUSTOMERS FOR AS LITTLE AS \$5/WEEK! Call 382-5611 for more info