



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. EPC202200454

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

On July 19, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

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

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

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

On July 12, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records. Original Grantor(s) Lewis A. Toler Original Beneficiary(ies) Mortgage Electronic Registration Systems, Inc. as nominee for ClearPath Lending, Its Successors and Assigns Current Holder of Evidence of Debt NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing Date of Deed of Trust July 01, 2017 County of Recording El Paso Recording Date of Deed of Trust July 14, 2017 Recording Information (Reception No. and/or Book/Page No.) 217082494 Original Principal Amount \$159,100.00 Outstanding Principal Balance \$143,695.93

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY 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.

THEREFORE, NOTICE IS HEREBY GIVEN THAT I WILL AT PUBLIC AUCTION, AT 10:00 ON WEDNESDAY, 11/16/2022, AT VIA REMOTE, WEB-BASED AUCTION SERVICE, SELL TO THE HIGHEST AND BEST BIDDER FOR CASH, THE SAID REAL PROPERTY AND ALL INTEREST OF THE SAID GRANTOR(S), GRANTOR(S)'S HEIRS AND ASSIGNS THEREIN, FOR THE PURPOSE OF PAYING THE INDEBTEDNESS PROVIDED IN SAID EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST, PLUS ATTORNEYS' FEES, THE EXPENSES OF SALE AND OTHER ITEMS ALLOWED BY LAW, AND WILL ISSUE TO THE PURCHASER A CERTIFICATE OF PURCHASE, ALL AS PROVIDED BY LAW.

First Publication 9/21/2022 Last Publication 10/19/2022 Name of Publication El Paso County Advertiser and News

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

DATE: 07/19/2022 Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

N. April Norton #34861 JANEWAY LAW FIRM, P.C. 9800 S. Meridian Blvd., Suite 400, Englewood, CO 80112 (303) 706-9990 Attorney File # 22-027994 The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose. ©Public Trustees' Association of Colorado Revised 1/2015

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.

THEREFORE, NOTICE IS HEREBY GIVEN THAT I WILL AT PUBLIC AUCTION, AT 10:00 ON WEDNESDAY, 11/09/2022, AT VIA REMOTE, WEB-BASED AUCTION SERVICE, SELL TO THE HIGHEST AND BEST BIDDER FOR CASH, THE SAID REAL PROPERTY AND ALL INTEREST OF THE SAID GRANTOR(S), GRANTOR(S)'S HEIRS AND ASSIGNS THEREIN, FOR THE PURPOSE OF PAYING THE INDEBTEDNESS PROVIDED IN SAID EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST, PLUS ATTORNEYS' FEES, THE EXPENSES OF SALE AND OTHER ITEMS ALLOWED BY LAW, AND WILL ISSUE TO THE PURCHASER A CERTIFICATE OF PURCHASE, ALL AS PROVIDED BY LAW.

First Publication 9/14/2022 Last Publication 10/12/2022 Name of Publication El Paso County Advertiser and News

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

DATE: 07/12/2022 Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: Ilene Dell'Acqua #31755 McCarthy & Holthus, LLP 7700 E. Arapahoe Road, Suite 230, Centennial, CO 80112 (877) 369-6122 Attorney File # CO-22-914685-LL The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose. ©Public Trustees' Association of Colorado Revised 1/2015

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. EPC202200432

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

On July 12, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

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

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

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

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

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

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

THEREFORE, NOTICE IS HEREBY GIVEN THAT I WILL AT PUBLIC AUCTION, AT 10:00 ON WEDNESDAY, 11/09/2022, AT VIA REMOTE, WEB-BASED AUCTION SERVICE, SELL TO THE HIGHEST AND BEST BIDDER FOR CASH, THE SAID REAL PROPERTY AND ALL INTEREST OF THE SAID GRANTOR(S), GRANTOR(S)'S HEIRS AND ASSIGNS THEREIN, FOR THE PURPOSE OF PAYING THE INDEBTEDNESS PROVIDED IN SAID EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST, PLUS ATTORNEYS' FEES, THE EXPENSES OF SALE AND OTHER ITEMS ALLOWED BY LAW, AND WILL ISSUE TO THE PURCHASER A CERTIFICATE OF PURCHASE, ALL AS PROVIDED BY LAW.

First Publication 9/14/2022 Last Publication 10/12/2022 Name of Publication El Paso County Advertiser and News

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

DATE: 07/12/2022 Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

Alison L. Berry #34531 JANEWAY LAW FIRM, P.C. 9800 S. Meridian Blvd., Suite 400, Englewood, CO 80112 (303) 706-9990 Attorney File # 22-027790 The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose. ©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, 10/26/2022, AT VIA REMOTE, WEB-BASED AUCTION SERVICE, SELL TO THE HIGHEST AND BEST BIDDER FOR CASH, THE SAID REAL PROPERTY AND ALL INTEREST OF THE SAID GRANTOR(S), GRANTOR(S)'S HEIRS AND ASSIGNS THEREIN, FOR THE PURPOSE OF PAYING THE INDEBTEDNESS PROVIDED IN SAID EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST, PLUS ATTORNEYS' FEES, THE EXPENSES OF SALE AND OTHER ITEMS ALLOWED BY LAW, AND WILL ISSUE TO THE PURCHASER A CERTIFICATE OF PURCHASE, ALL AS PROVIDED BY LAW.

First Publication 8/31/2022 Last Publication 9/28/2022 Name of Publication El Paso County Advertiser and News

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

DATE: 06/28/2022 Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

Alison L. Berry #34531 JANEWAY LAW FIRM, P.C. 9800 S. Meridian Blvd., Suite 400, Englewood, CO 80112 (303) 706-9990 Attorney File # 22-027866 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. EPC202200402

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

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

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

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

APN #: 64263-03-059 Also known by street and number as: 2435 CATHER CT, COLORADO SPRINGS, CO 80916.

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. EPC202200456

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

On July 26, 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) Michael Ray Fisher Original Beneficiary(ies) Mortgage Electronic Registration Systems, Inc. as nominee for All Western Mortgage, Inc., Its Successors and Assigns Current Holder of Evidence of Debt Caliber Home Loans, Inc. Date of Deed of Trust June 04, 2021 County of Recording El Paso Recording Date of Deed of Trust June 07, 2021 Recording Information (Reception No. and/or Book/Page No.) 221110812 Original Principal Amount \$390,000.00 Outstanding Principal Balance \$387,425.36

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 1, THE MEADOWS AT LORSON RANCH FILING NO. 2A, COUNTY OF EL PASO, STATE OF COLORADO.

Also known by street and number as: 6392 Bearcat Loop, Colorado Springs, CO 80925.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

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

NOTICE OF SALE

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

THEREFORE, NOTICE IS HEREBY GIVEN THAT I WILL AT PUBLIC AUCTION, AT 10:00 ON WEDNESDAY, 10/26/2022, AT VIA REMOTE, WEB-BASED AUCTION SERVICE, SELL TO THE HIGHEST AND BEST BIDDER FOR CASH, THE SAID REAL PROPERTY AND ALL INTEREST OF THE SAID GRANTOR(S), GRANTOR(S)'S HEIRS AND ASSIGNS THEREIN, FOR THE PURPOSE OF PAYING THE INDEBTEDNESS PROVIDED IN SAID EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST, PLUS ATTORNEYS' FEES, THE EXPENSES OF SALE AND OTHER ITEMS ALLOWED BY LAW, AND WILL ISSUE TO THE PURCHASER A CERTIFICATE OF PURCHASE, ALL AS PROVIDED BY LAW.

First Publication 8/31/2022 Last Publication 9/28/2022 Name of Publication El Paso County Advertiser and News

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

DATE: 06/28/2022 Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

Alison L. Berry #34531 JANEWAY LAW FIRM, P.C. 9800 S. Meridian Blvd., Suite 400, Englewood, CO 80112 (303) 706-9990 Attorney File # 22-027815 The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose. ©Public Trustees' Association of Colorado 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, 11/23/2022, AT VIA REMOTE, WEB-BASED AUCTION SERVICE, SELL TO THE HIGHEST AND BEST BIDDER FOR CASH, THE SAID REAL PROPERTY AND ALL INTEREST OF THE SAID GRANTOR(S), GRANTOR(S)'S HEIRS AND ASSIGNS THEREIN, FOR THE PURPOSE OF PAYING THE INDEBTEDNESS PROVIDED IN SAID EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST, PLUS ATTORNEYS' FEES, THE EXPENSES OF SALE AND OTHER ITEMS ALLOWED BY LAW, AND WILL ISSUE TO THE PURCHASER A CERTIFICATE OF PURCHASE, ALL AS PROVIDED BY LAW.

First Publication 9/28/2022 Last Publication 10/26/2022 Name of Publication El Paso County Advertiser and News

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

DATE: 07/26/2022 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-22-939603-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

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200468**

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

On July 26, 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)
DEANDRE WILLIAMS
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
Servis One, Inc. DBA BSI Financial Services
Date of Deed of Trust
October 21, 2020
County of Recording
El Paso
Recording Date of Deed of Trust
October 22, 2020
Recording Information (Reception No. and/or Book/Page No.)
220169466
Original Principal Amount
\$355,134.00
Outstanding Principal Balance
\$348,625.09

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 160, CREEKSIDE AT LORSON RANCH FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO

Also known by street and number as: 6954 Winnicut Dr, Colorado Springs, CO 80925.

THE PROPERTY DESCRIBED HEREIN

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

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

On July 12, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

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

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 11/23/2022, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 9/28/2022
Last Publication 10/26/2022
Name of Publication El Paso County Advertiser and News

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

DATE: 07/26/2022
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 # CO11592
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

Paso county clerk and recorder, State of Colorado.

Also known by street and number as: 649 Widick Street, Colorado Springs, CO 80911.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 11/09/2022, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 9/14/2022
Last Publication 10/12/2022
Name of Publication El Paso County Advertiser and News

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

DATE: 07/12/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Amanda Ferguson #44893
Halliday, Watkins & Mann, P.C. 355 Union Blvd., Suite 250, Lakewood, CO 80228 (303) 274-0155
Attorney File # CO11822

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

SPECIAL DISTRICT POLICIES AND MODEL SERVICE PLANS PROCEDURES AMENDMENT

NOTICE IS HEREBY GIVEN that on November 1, 2022 at 1:00 P.M. in the Centennial Hall Auditorium 200 S. Cascade Avenue, Colorado Springs, Colorado, or at such other time and place as this hearing may be adjourned to, a public hearing will be held by the Board of County Commissioners of the County of El Paso, State of Colorado. Such text may be examined at the public office of the Planning and Community Development Department, 2880 International Circle, Colorado Springs, Colorado, 80910; and/or the Board of County Commissioners Office, Centennial Hall 200 S. Cascade, Colorado Springs, Colorado, 80903 and on line at the following web address: <https://epcdevplanreview.com>

A request by the El Paso County Planning and Community Development Department to amend the Special District Policies and Model Service Plans, as referred to in Chapter 9 of the [El Paso County Land Development Code \(2022\)](#). The proposed revisions, in their entirety, are on file with the El Paso County Planning and Community Development Department.

Type of Hearing: Legislative

Dated at Colorado Springs, Colorado, this 1st day of November 2022.

THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO

BY /s/ Chair

Published in the El Paso County Advertiser and News
Published On: September 28, 2022

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

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

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

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

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

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

On July 5, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

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

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 1, BLOCK 20, IN WIDEFIELD HOMES NO. 7, COUNTY OF EL PASO, STATE OF COLORADO

Also known by street and number as: 149 HARVARD ST, COLORADO SPRINGS, CO 80911-2247.

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

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

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

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

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

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

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

On July 5, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

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

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 86, SOARING EAGLES SUBDIVISION FILING NO. 8, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

Also known by street and number as: 3453 Shrikes Tail Heights, Colorado Springs, CO 80916.

THE PROPERTY DESCRIBED HEREIN

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 10/26/2022, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 8/31/2022
Last Publication 9/28/2022
Name of Publication El Paso County Advertiser and News

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

DATE: 06/28/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Anna Johnston #51978
Barrett Frappier & Weisserman, LLP 1391 Speer Boulevard, Suite 700, Denver, CO 80204 (303) 350-3711
Attorney File # 00000009534298
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.
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IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 11/02/2022, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 9/7/2022
Last Publication 10/5/2022
Name of Publication El Paso County Advertiser and News

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

DATE: 07/05/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Alexis R. Abercrombie #56722
Randall S. Miller & Associates PC 216 16th Street, Suite 1210, Denver, CO 80202 (720) 259-6710
Attorney File # 22CO00193-1
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.
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Fountain Valley News



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



CITY OF FOUNTAIN, COLORADO NOTICE OF ELECTION

Designated Election Official: Silvia Huffman, City Clerk, 116 S. Main Street, Fountain, Colorado 80817, (719) 322-2000

NOTICE IS HEREBY GIVEN, pursuant to C.R.S. section 31-2-210 (4) of a municipal election of the City of Fountain, Colorado as part of the coordinated mail ballot election conducted by El Paso County, Colorado as follows:

Election Date: November 8, 2022

Election Hours: 7 A.M. TO 7 P.M. on November 7 & 8, 2022

Ballot Box Location: Fountain Library, 230 S. Main Street, Fountain, CO 80817

Ballot Question 2B

CERTIFIED BALLOT QUESTION

SHALL CITY OF FOUNTAIN TAXES BE INCREASED BY AN ESTIMATED \$1.7 MILLION ANNUALLY BY INCREASING THE CITY'S EXISTING PROPERTY TAX BY 6.1 MILLS TO BE USED EXCLUSIVELY FOR PUBLIC SAFETY BY HIRING SIX (6) ADDITIONAL FIREFIGHTER/EMT PERSONNEL AND SIX (6) ADDITIONAL POLICE OFFICERS, TO:

- STAFF AN ADDITIONAL FIRE STATION AND OPERATE AN ADDITION AL AMBULANCE;
- IMPROVE COMMUNITY RESPONSE TIMES, SUSTAIN CURRENT STAFFING LEVELS, AND INCREASE TRAFFIC ENFORCEMENT;
- EXPAND SCHOOL SAFETY PROGRAMS AND INVESTIGATIONS INTO SEX TRAFFICKING AND PREVENT CHILD SEX CRIMES;

AND TO BE USED TO ENHANCE ALL EXISTING FIRST RESPONDER SAFETY, TO IMPROVE RECRUITMENT, RETENTION AND TRAINING, AND TO SUPPORT MENTAL HEALTH AND WELLNESS;

AND SHALL THE REVENUE RAISED BY SUCH MILL LEVY INCREASE TO BE COLLECTED AND SPENT BY THE CITY CONSTITUTE A VOTER-APPROVED REVENUE CHANGE AND AN EXCEPTION TO AND IN ACCORDANCE WITH THE REVENUE AND SPENDING LIMITS OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

Yes _____ No _____

Given this 23rd day of September 2022.

By Silvia Huffman, DEO, City Clerk of the City of Fountain, Colorado

Published in the Fountain Valley News this 28th day of September 2022.

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. EPC202200418

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

On July 5, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

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

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

THE PROPERTY DESCRIBED HEREIN

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 11/02/2022, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 9/7/2022
Last Publication 10/5/2022
Name of Publication El Paso County Advertiser and News

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

DATE: 07/05/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

Amanda Ferguson #44893
Halliday, Watkins & Mann, P.C. 355 Union Blvd., Suite 250, Lakewood, CO 80228 (303) 274-0155
Attorney File # CO11787

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

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COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. EPC202200463

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

On July 26, 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) JOSHUA C MAY
Original Beneficiary(ies) Mortgage Electronic Registration Systems, Inc. as nominee for BAY EQUITY LLC., its successors and assigns
Current Holder of Evidence of Debt COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust July 26, 2017
County of Recording El Paso
Recording Date of Deed of Trust July 27, 2017
Recording Information (Reception No. and/or Book/Page No.) 217088634
Original Principal Amount \$321,555.00
Outstanding Principal Balance \$302,410.73

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 32, MESA RIDGE SUBDIVISION FILING NO. 7, IN THE CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO.

APN #: 5529116032
Also known by street and number as: 7994 PINFEATHER DR, 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, 11/23/2022, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 9/28/2022
Last Publication 10/26/2022
Name of Publication El Paso County Advertiser and News

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

DATE: 07/26/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

N. April Norton #34861
JANEWAY LAW FIRM, P.C. 9800 S. Meridian Blvd., Suite 400, Englewood, CO 80112 (303) 706-9990
Attorney File # 22-027965

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

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COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. EPC202200440

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

On July 19, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s) WILLIAM G DUNCAN and KALAYA DUNCAN
Original Beneficiary(ies) Mortgage Electronic Registration Systems, Inc. acting solely as nominee for NORTH AMERICAN SAVINGS BANK, FSB
Current Holder of Evidence of Debt PENNYMAC LOAN SERVICES, LLC
Date of Deed of Trust March 03, 2018
County of Recording El Paso
Recording Date of Deed of Trust March 13, 2018
Recording Information (Reception No. and/or Book/Page No.) 218028654
Original Principal Amount \$217,500.00
Outstanding Principal Balance \$213,160.54

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 95, IN VILLAGES AT SAND CREEK FILING NO. 2, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 1996 AT RECEPTION NO. 96118341.

Also known by street and number as: 4425 CLEAR SKY CT, COLORADO SPRINGS, CO 80916.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 11/16/2022, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 9/21/2022
Last Publication 10/19/2022
Name of Publication El Paso County Advertiser and News

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

DATE: 07/19/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

Anna Johnston #51978
Barrett Frappier & Weisserman, LLP 1391 Speer Boulevard, Suite 700, Denver, CO 80204 (303) 350-3711
Attorney File # 00000009548967

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

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COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. EPC202200444

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

On July 19, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s) JERI LYNN ONKLE AND COLEMAN CRAIG ONKLE
Original Beneficiary(ies) MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR COUNTRYWIDE BANK, N.A.
Current Holder of Evidence of Debt LOANCARE, LLC
Date of Deed of Trust December 19, 2006
County of Recording El Paso
Recording Date of Deed of Trust December 26, 2006
Recording Information (Reception No. and/or Book/Page No.) 206185890
Original Principal Amount \$242,550.00
Outstanding Principal Balance \$244,263.07

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 183, REATA FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO. Also known by street and number as: 15530 VALDEZ CIRCLE, 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, 11/16/2022, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 9/21/2022
Last Publication 10/19/2022
Name of Publication El Paso County Advertiser and News

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

DATE: 07/19/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

Anna Johnston #51978
Barrett Frappier & Weisserman, LLP 1391 Speer Boulevard, Suite 700, Denver, CO 80204 (303) 350-3711
Attorney File # 00000009545914

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

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COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. EPC202200442

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

On July 19, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s) ALAN M RHEA AND LINDSAY A RHEA
Original Beneficiary(ies) Mortgage Electronic Registration Systems, Inc. acting solely as nominee for THE CENTRAL TRUST BANK
Current Holder of Evidence of Debt PENNYMAC LOAN SERVICES, LLC
Date of Deed of Trust December 30, 2019
County of Recording El Paso
Recording Date of Deed of Trust December 30, 2019
Recording Information (Reception No. and/or Book/Page No.) 219165716
Original Principal Amount \$255,375.00
Outstanding Principal Balance \$251,348.26

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 6, BLOCK 7, PIKES PEAK PANORAMA FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO. Also known by street and number as: 4930 WEBB 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, 11/16/2022, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 9/21/2022
Last Publication 10/19/2022
Name of Publication El Paso County Advertiser and News

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

DATE: 07/19/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

Anna Johnston #51978
Barrett Frappier & Weisserman, LLP 1391 Speer Boulevard, Suite 700, Denver, CO 80204 (303) 350-3711
Attorney File # 00000009551334

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

NOTICE IS HEREBY GIVEN that pursuant to Section 30-20-520, C.R.S., a petition to include the following property within the boundaries of El Paso County Public Improvement District No. 3, El Paso County has been submitted by the property owner, SR Land, LLC:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, THE EAST HALF OF SECTION 28, AND THE NORTHEAST QUARTER OF SECTION 33, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E A DISTANCE OF 2,722.69 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N11°20'29"W A DISTANCE OF 5,356.78 FEET, TO THE CORNER OF HOMESTEAD NORTH AT STERLING RANCH FILING NO 1 RECORDED UNDER RECEPTION NO. IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY LINE OF SAID STERLING RANCH FILING NO. 1, THE FOLLOWING EIGHT (8) COURSES:

- 1. N50°26'12"W A DISTANCE OF 365.58 FEET;
2. N39°33'48"E A DISTANCE OF 33.69 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 755.00 FEET, A CENTRAL ANGLE OF 19°32'10" AND AN ARC LENGTH OF 257.43 FEET, TO A POINT OF REVERSE CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1043.00 FEET, CENTRAL ANGLE OF 05°38'09" AND AN ARC LENGTH OF 102.59 TO A POINT OF NON-TANGENT;
5. N36°32'11"W A DISTANCE OF 65.00 FEET;
6. N50°26'12"W A DISTANCE OF 574.81 FEET;
7. S39°31'51"W A DISTANCE OF 20.92 FEET;
8. N50°28'09"W A DISTANCE OF 220.07 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

- 1. N39°33'48"E A DISTANCE OF 142.53 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N51°22'27"W, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 14°21'26" AND AN ARC LENGTH OF 207.98 FEET, TO A POINT OF NON-TANGENT COMPOUND CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N65°15'37"W, HAVING A RADIUS OF 774.82 FEET, A CENTRAL ANGLE OF 12°31'54" AND AN ARC LENGTH OF 169.47 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIXTEEN (16) COURSES:

- 1. S76°20'29"E A DISTANCE OF 275.24 FEET;
2. S11°07'11"W A DISTANCE OF 3.91 FEET;
3. S20°05'15"E A DISTANCE OF 68.42 FEET;
4. S51°17'41"E A DISTANCE OF 52.77 FEET;
5. N38°42'19"E A DISTANCE OF 130.03 FEET;
6. S51°16'53"E A DISTANCE OF 128.03 FEET;
7. S51°17'40"E A DISTANCE OF 80.48 FEET;
8. S51°18'16"E A DISTANCE OF 124.15 FEET;
9. S63°15'15"E A DISTANCE OF 10.26 FEET;
10. N39°48'59"E A DISTANCE OF 110.92 FEET;
11. N48°27'49"E A DISTANCE OF 87.13 FEET;
12. N55°58'31"E A DISTANCE OF 87.13 FEET;
13. N63°35'09"E A DISTANCE OF 87.13 FEET;
14. N71°09'48"E A DISTANCE OF 87.13 FEET;
15. N78°01'26"E A DISTANCE OF 79.85 FEET;
16. N79°18'16"E A DISTANCE OF 441.05 FEET; TO A POINT ON THE WEST LINE OF SAID SECTION 27;

THENCE ON SAID WEST LINE, S00°53'15"E A DISTANCE OF 220.84 FEET;

THENCE DEPARTING SAID WEST LINE THE FOLLOWING TWENTY TWO (22) COURSES:

- 1. N87°34'53"E A DISTANCE OF 73.60 FEET;
2. S04°00'08"W A DISTANCE OF 38.86 FEET;
3. S23°30'33"W A DISTANCE OF 96.02 FEET;
4. S17°58'09"W A DISTANCE OF 105.84 FEET;
5. S07°20'33"W A DISTANCE OF 248.45 FEET;
6. S27°44'47"W A DISTANCE OF 82.16 FEET;
7. S51°16'10"W A DISTANCE OF 361.44 FEET;
8. S29°35'35"W A DISTANCE OF 198.68 FEET;
9. S56°06'51"W A DISTANCE OF 68.55 FEET;
10. S51°10'06"W A DISTANCE OF 86.23 FEET;
11. S82°29'37"W A DISTANCE OF 85.63 FEET;
12. N82°52'49"W A DISTANCE OF 82.74 FEET;
13. N63°10'02"W A DISTANCE OF 59.72 FEET, TO A POINT OF NON-TANGENT CURVE;
14. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S52°33'19"W, HAVING A RADIUS OF 43.53 FEET, A CENTRAL ANGLE OF 66°07'59" AND AN ARC LENGTH OF 50.25 FEET, TO A POINT OF REVERSE CURVE;
15. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 208.41 FEET, A CENTRAL ANGLE OF 21°27'48" AND AN ARC LENGTH OF 78.07 TO A POINT OF REVERSE CURVE;
16. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 85.46 FEET, A CENTRAL ANGLE OF 85°24'40" AND AN ARC LENGTH OF 127.39 TO A POINT OF TANGENT;
17. S12°28'27"W A DISTANCE OF 90.70 FEET;
18. S87°04'53"W A DISTANCE OF 91.55 FEET;
19. S01°04'54"W A DISTANCE OF 49.42 FEET;
20. S27°12'58"W A DISTANCE OF 75.48 FEET;
21. S12°38'34"W A DISTANCE OF 55.41 FEET;
22. S19°42'21"W A DISTANCE OF 4.79 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,581,395 SQUARE FEET OR 36.3038 ACRES.

NOTICE IS FURTHER GIVEN that on Tuesday, October 4, 2022, at 9:00 a.m., at Centennial Hall, 200 S. Cascade, Colorado Springs, CO 80903, or at such other time and place to which this hearing may be adjourned, the District will hold a Public Hearing pursuant to Section 30-20-520, C.R.S., at which time the Petition for Inclusion will be considered; all interested parties will be given the opportunity to be heard; and the District shall take action to approve or deny the Petition.

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

Published in the El Paso County Advertiser and News
Publication Dates: September 14, 2022
September 21, 2022
September 28, 2022

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

NOTICE IS HEREBY GIVEN that pursuant to Section 30-20-520, C.R.S., a petition to include the following property within the boundaries of El Paso County Public Improvement District No. 3, El Paso County has been submitted by the property owners, SR Land, LLC and Classic SRJ Land, LLC:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, THE SOUTHEAST QUARTER OF SECTION 28, SECTION 33, AND THE WEST HALF OF SECTION 34, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E A DISTANCE OF 2,722.69 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N74°13'21"W A DISTANCE OF 2,835.33 FEET, TO A POINT ON THE NORTHEASTERLY BOUNDARY LINE OF STERLING RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 222714995 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID STERLING RANCH FILING NO. 3, THE FOLLOWING THREE (3) COURSES:

- 1. N40°32'14"W A DISTANCE OF 48.86 FEET;
2. N76°13'42"W A DISTANCE OF 113.48 FEET;
3. S76°19'20"W A DISTANCE OF 65.62 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, THE FOLLOWING FIVE (5) COURSES:

- 1. N13°40'40"W A DISTANCE OF 22.11 FEET;
2. N01°19'20"E A DISTANCE OF 18.32 FEET;
3. N70°06'35"E A DISTANCE OF 170.61 FEET;
4. S58°40'40"E A DISTANCE OF 19.87 FEET;
5. S13°40'40"E A DISTANCE OF 44.22 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT 80' ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 214100441;

THENCE ON THE NORTHERLY AND WESTERLY LINES OF SAID EASEMENT, THE FOLLOWING THREE (3) COURSES:

- 1. N76°19'20"E A DISTANCE OF 1,779.02 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,460.00 FEET, A CENTRAL ANGLE OF 62°50'51" AND AN ARC LENGTH OF 1601.47 FEET, TO A POINT OF TANGENT;
3. N13°28'29"E A DISTANCE OF 1,168.84 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID EASEMENT, N31°31'31"W A DISTANCE OF 49.50 FEET;

THENCE ON A LINE BEING 15.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF THAT 160' ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 214100441, THE FOLLOWING THREE (3) COURSES:

- 1. N76°31'31"W A DISTANCE OF 232.57 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,065.00 FEET, A CENTRAL ANGLE OF 26°05'19" AND AN ARC LENGTH OF 940.26 FEET, TO A POINT OF TANGENT;
3. N50°26'12"W A DISTANCE OF 400.79 FEET;

THENCE THE FOLLOWING FOUR (4) COURSES:

- 1. S39°33'48"W A DISTANCE OF 14.16 FEET;
2. N79°16'20"W A DISTANCE OF 242.01 FEET;
3. N35°23'49"W A DISTANCE OF 25.39 FEET;
4. N39°33'48"E A DISTANCE OF 124.30 FEET;

THENCE ON A LINE BEING 15.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID 160' ACCESS AND UTILITY EASEMENT, N50°26'12"W A DISTANCE OF 717.72 FEET, TO THE SOUTHEASTERLY CORNER OF BRIARGATE PARKWAY, AS SHOWN ON THE PLAT OF STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714151;

THENCE ON THE EASTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF SAID BRIARGATE PARKWAY, THE FOLLOWING TWO (2) COURSES:

- 1. N39°33'48"E A DISTANCE OF 130.00 FEET;
2. N50°26'12"W A DISTANCE OF 810.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD;

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200435

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

On July 12, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.
Original Grantor(s) SHEILA J DAVITT
Original Beneficiary(ies) Mortgage Electronic Registration Systems, Inc. as nominee for DECISION ONE MORTGAGE COMPANY, LLC, its successors and assigns
Current Holder of Evidence of Debt DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST
2005-HE3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE3
Date of Deed of Trust March 04, 2005
County of Recording El Paso
Recording Date of Deed of Trust March 15, 2005
Recording Information (Reception No. and/ or Book/Page No.) 205035966
Original Principal Amount \$168,000.00
Outstanding Principal Balance \$142,133.42

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 2 IN TAMARRON AT ROCKRIMMON FILING NO. 3, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. AS RECORDED MARCH 3, 2005 AT RECEPTION NO. 205030127
Also known by street and number as: .

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 11/09/2022, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 9/14/2022
Last Publication 10/12/2022
Name of Publication El Paso County Advertiser and News

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

DATE: 07/12/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
N. April Norton #34861
JANEWAY LAW FIRM, P.C. 9800 S. Meridian Blvd., Suite 400, Englewood, CO 80112 (303) 706-9990
Attorney File # 20-024371
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

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N39°33'48"E A DISTANCE OF 1,018.96 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIXTEEN (16) COURSES:

- 1. S50°28'09"E A DISTANCE OF 220.07 FEET;
2. N39°31'51"E A DISTANCE OF 20.92 FEET;
3. S50°26'12"E A DISTANCE OF 574.81 FEET;
4. S36°32'11"E A DISTANCE OF 65.00 FEET, TO A POINT OF NON-TANGENT CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N36°32'11"W, HAVING A RADIUS OF 1,043.00 FEET, A CENTRAL ANGLE OF 05°38'09" AND AN ARC LENGTH OF 102.59 FEET, TO A POINT OF REVERSE CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 755.00 FEET, A CENTRAL ANGLE OF 19°32'10" AND AN ARC LENGTH OF 257.43 FEET, TO A POINT OF TANGENT;
7. S39°33'48"W A DISTANCE OF 33.69 FEET;
8. S50°26'12"E A DISTANCE OF 365.58 FEET;
9. S19°42'21"W A DISTANCE OF 180.77 FEET;
10. S32°15'45"W A DISTANCE OF 71.66 FEET;
11. S41°47'19"W A DISTANCE OF 88.37 FEET;
12. S14°57'52"W A DISTANCE OF 155.36 FEET;
13. S03°04'57"E A DISTANCE OF 108.15 FEET;
14. S78°59'19"E A DISTANCE OF 116.25 FEET;
15. S35°23'49"E A DISTANCE OF 25.33 FEET;
16. S39°33'48"W A DISTANCE OF 138.78 FEET;

THENCE ON A LINE BEING 15.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID 160' ACCESS AND UTILITY EASEMENT, THE FOLLOWING THREE (3) COURSES:

- 1. S50°26'12"E A DISTANCE OF 682.86 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,935.00 FEET, A CENTRAL ANGLE OF 26°05'19" AND AN ARC LENGTH OF 881.07 FEET, TO A POINT OF TANGENT;
3. S76°31'31"E A DISTANCE OF 232.57 FEET;

THENCE THE FOLLOWING NINE (9) COURSES:

- 1. N58°28'13"E A DISTANCE OF 49.50 FEET;
2. N13°28'29"E A DISTANCE OF 10.00 FEET;
3. S76°31'32"E A DISTANCE OF 80.00 FEET;
4. S13°28'29"W A DISTANCE OF 10.00 FEET;
5. S31°31'31"E A DISTANCE OF 49.51 FEET;
6. S76°31'31"E A DISTANCE OF 10.00 FEET;
7. S13°28'38"W A DISTANCE OF 130.00 FEET;
8. N76°31'31"W A DISTANCE OF 10.00 FEET;
9. S58°28'29"W A DISTANCE OF 49.50 FEET, TO A POINT ON THE EASTERLY LINE OF SAID 80' ACCESS AND UTILITY EASEMENT;

THENCE ON EASTERLY AND SOUTHERLY LINES OF SAID 80' ACCESS AND UTILITY EASEMENT, THE FOLLOWING THREE (3) COURSES:

- 1. S13°28'29"W A DISTANCE OF 1,168.84 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,540.00 FEET, A CENTRAL ANGLE OF 62°50'51" AND AN ARC LENGTH OF 1,689.22 FEET, TO A POINT OF TANGENT;
3. S76°19'20"W A DISTANCE OF 1,779.02 FEET;

THENCE DEPARTING THE SOUTHERLY LINE OF SAID 80' ACCESS AND UTILITY EASEMENT, S13°40'40"E A DISTANCE OF 15.90 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,886,972 SQUARE FEET OR 43.3189 ACRES.

NOTICE IS FURTHER GIVEN that on Tuesday, October 4, 2022, at 9:00 a.m., at Centennial Hall, 200 S. Cascade, Colorado Springs, CO 80903, or at such other time and place to which this hearing may be adjourned, the District will hold a Public Hearing pursuant to Section 30-20-520, C.R.S., at which time the Petition for Inclusion will be considered; all interested parties will be given the opportunity to be heard; and the District shall take action to approve or deny the Petition.

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

Published in the El Paso County Advertiser and News
Publication Dates: September 14, 2022
September 21, 2022
September 28, 2022

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE
NO. EPC202200401

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

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

Original Grantor(s) MAYRA MARINELARENA
Original Beneficiary(ies) MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust December 19, 2018
County of Recording El Paso
Recording Date of Deed of Trust December 21, 2018
Recording Information (Reception No. and/ or Book/Page No.) 218146285
Original Principal Amount \$247,435.00
Outstanding Principal Balance \$243,346.52

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 92, AMENDED SAGECREEK SOUTH FILING NO. 3, COUNTY OF EL PASO, STATE OF COLORADO.

Also known by street and number as: 5750 WHITING WAY, 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, 10/26/2022, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 8/31/2022
Last Publication 9/28/2022
Name of Publication El Paso County Advertiser and News

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

DATE: 06/28/2022
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Alison L. Berry #34531
JANEWAY LAW FIRM, P.C. 9800 S. Meridian Blvd., Suite 400, Englewood, CO 80112 (303) 706-9990
Attorney File # 22-027773
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. EPC202200452

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

On July 19, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s) TAMEKA L. SHEPHERD Original Beneficiary(ies) Mortgage Electronic Registration Systems, Inc. as nominee for AMERICAN FINANCING CORPORATION, its successors and assigns Current Holder of Evidence of Debt COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust October 28, 2019 County of Recording El Paso Recording Date of Deed of Trust October 31, 2019 Recording Information (Reception No. and/or Book/Page No.) 219136083 Original Principal Amount \$225,834.00 Outstanding Principal Balance \$221,472.68

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 62, LINCOLN COMMONS TOWNHOMES, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL ID NUMBER: 65024-07-074 Also known by street and number as: 4346 YELLOW DOCK POINT, COLORADO SPRINGS, CO 80911.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 11/16/2022, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 9/21/2022 Last Publication 10/19/2022 Name of Publication El Paso County Advertiser and News

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

DATE: 07/19/2022 Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: Lynn M. Janeway #15592 JANEWAY LAW FIRM, P.C. 9800 S. Meridian Blvd., Suite 400, Englewood, CO 80112 (303) 706-9990 Attorney File # 22-027996 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. EPC202200447

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

On July 19, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s) IRMAN MARTIN EVANS Original Beneficiary(ies) Mortgage Electronic Registration Systems, Inc. as nominee for EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING Current Holder of Evidence of Debt NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER Date of Deed of Trust September 10, 2008 County of Recording El Paso Recording Date of Deed of Trust September 12, 2008 Recording Information (Reception No. and/or Book/Page No.) 208101556 Original Principal Amount \$139,400.00 Outstanding Principal Balance \$110,850.56

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 11, BLOCK 1, FALCON HILLS SUBDIVISION NO. 2, EL PASO COUNTY, COLORADO. Also known by street and number as: 12480 PARTRIDGE LANE, 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, 11/16/2022, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 9/21/2022 Last Publication 10/19/2022 Name of Publication El Paso County Advertiser and News

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

DATE: 07/19/2022 Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: Anna Johnston #51978 Barrett Frappier & Weisserman, LLP 1391 Speer Boulevard, Suite 700, Denver, CO 80204 (303) 350-3711 Attorney File # 0000009542341 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. EPC202200449

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

On July 19, 2022, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s) ROSA S. SERRANO Original Beneficiary(ies) Mortgage Electronic Registration Systems, Inc. as nominee for BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, its successors and assigns Current Holder of Evidence of Debt COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust August 14, 2018 County of Recording El Paso Recording Date of Deed of Trust August 16, 2018 Recording Information (Reception No. and/or Book/Page No.) 218094912 Original Principal Amount \$150,130.00 Outstanding Principal Balance \$147,089.92

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 11 IN BLOCK 9 IN BELLEHAVEN SUBDIVISION UNIT NO. 1, COUNTY OF EL PASO, STATE OF COLORADO. Also known by street and number as: 4779 DOVER 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, 11/16/2022, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 9/21/2022 Last Publication 10/19/2022 Name of Publication El Paso County Advertiser and News

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

DATE: 07/19/2022 Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: Lynn M. Janeway #15592 JANEWAY LAW FIRM, P.C. 9800 S. Meridian Blvd., Suite 400, Englewood, CO 80112 (303) 706-9990 Attorney File # 22-027902 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

PUBLIC NOTICE

NOTICE OF HEARING OF PETITION FOR INCLUSION OF LANDS WITHIN THE FOUNTAIN SANITATION DISTRICT

Notice is hereby given that a petition has been filed with the Board of Directors of the Fountain Sanitation District for inclusion of the hereinafter described real property, to wit:

See Ex. A

to be annexed to the said District and included within its boundaries. A public meeting of the Board of Directors of the Fountain Sanitation District shall be held at 11545 Link Road, Fountain, Colorado, at 5:30 p.m. on the 12th day of October 2022, to hear said petition and any objections thereto, and to consider the matter of inclusion of said real property or any part thereof. The names of the petitioners are as follows:

Rivers Ventana, LLC 8605 Explorer Dr., Suite 250 Colorado Springs, CO 80920

All addresses, except as noted, are of Fountain, Colorado. All persons interested shall appear at such time and place and shall show cause, in writing, why the petition(s) should not be granted. Said hearing may be continued to a subsequent meeting, if necessary.

/s/James Heckman, District Manager Fountain Sanitation District

EXHIBIT A

LEGAL DESCRIPTION-AREA TO BE INCLUDED INTO FOUNTAIN SANITATION DISTRICT

A TRACT OF LAND BEING A PART OF THE NW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO, SAID TRACT BEING FURTHER DESCRIBED AS FOLLOWS:

"BEGINNING" AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 8, FROM WHENCE THE EAST LINE OF THE NE 1/4 OF THE SW 1/4 OF SECTION 8, BEARS N 00°35'10" W, 1316.51 FEET, AS SHOWN ON THE PLAT OF VENTANA SOUTH FILING NO. 1, THE PLAT THEREOF RECORDED AT RECEPTION NO. 221714887 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE ALONG THE SOUTH LINE OF SAID VENTANA SOUTH FILING NO. 1, SOUTH 89°11'15" WEST, 564.12 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF OLD PUEBLO ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) N 18°08'27" W, 242.00 FEET; 2) N 20°43'26" W, 42.16 FEET; 3) S 69°15'05" W, 20.16 FEET; 4) N 20°43'26" W, 849.50 FEET; 5) N 69°13'01" E, 20.16 FEET TO THE SOUTHWEST CORNER OF LOT 70, VENTANA FILING NO. 1, A SUBDIVISION RECORDED AT RECEPTION NO. 215713684 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SOUTHERLY LINES OF VENTANA FILING NO. 1 AND THE SOUTHERMOST LINE OF VENTANA FILING NO. 5, A SUBDIVISION RECORDED AT RECEPTION NO. 219714323 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER :

- 1) N 69°13'01" E, 723.10 FEET; 2) N 89°09'24" E, 265.46 FEET; 3) N 89°12'20" E, 1136.39 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

DESCRIPTION CONTINUED:

- 1) S 13°46'53" E, 112.51 FEET; 2) S 12°17'08" E, 628.05 FEET TO THE WESTERLY LINE OF FOUNTAIN INDUSTRIAL PARK FILING NO. 2, A SUBDIVISION RECORDED AT RECEPTION NO. 96121303, OF SAID EL PASO COUNTY RECORDS;

THENCE S 07°08'59" W, 596.78 FEET ALONG SAID WESTERLY LINE TO THE NORTH LINE OF SAID FOUNTAIN INDUSTRIAL PARK FILING NO. 2; THENCE ALONG SAID NORTH LINE AND ALONG THE SOUTH LINE OF VENTANA FILING NO. 7, A SUBDIVISION RECORDED AT RECEPTION NO. 218714266 IN THE RECORDS OF EL PASO COUNTY, AND ALONG THE SOUTH LINE OF VENTANA SOUTH FILING NO. 1, S 89°11'21" W, 1209.10 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 59.391 ACRES MORE OR LESS.

I, JOHN C. DAY, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

JOHN C. DAY PLS 29413 FOR AND ON BEHALF OF DREXEL, BARRELL & CO. 3 SOUTH 7TH STREET COLORADO SPRINGS, COLORADO 80905



Published in the El Paso County Advertiser and News Published On: September 28, 2022

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

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

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

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

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

See Exhibit A

LEGAL DESCRIPTION

PARCEL A:

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

PARCEL B:

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

Also known by street and number as :

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

NOTICE OF SALE

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

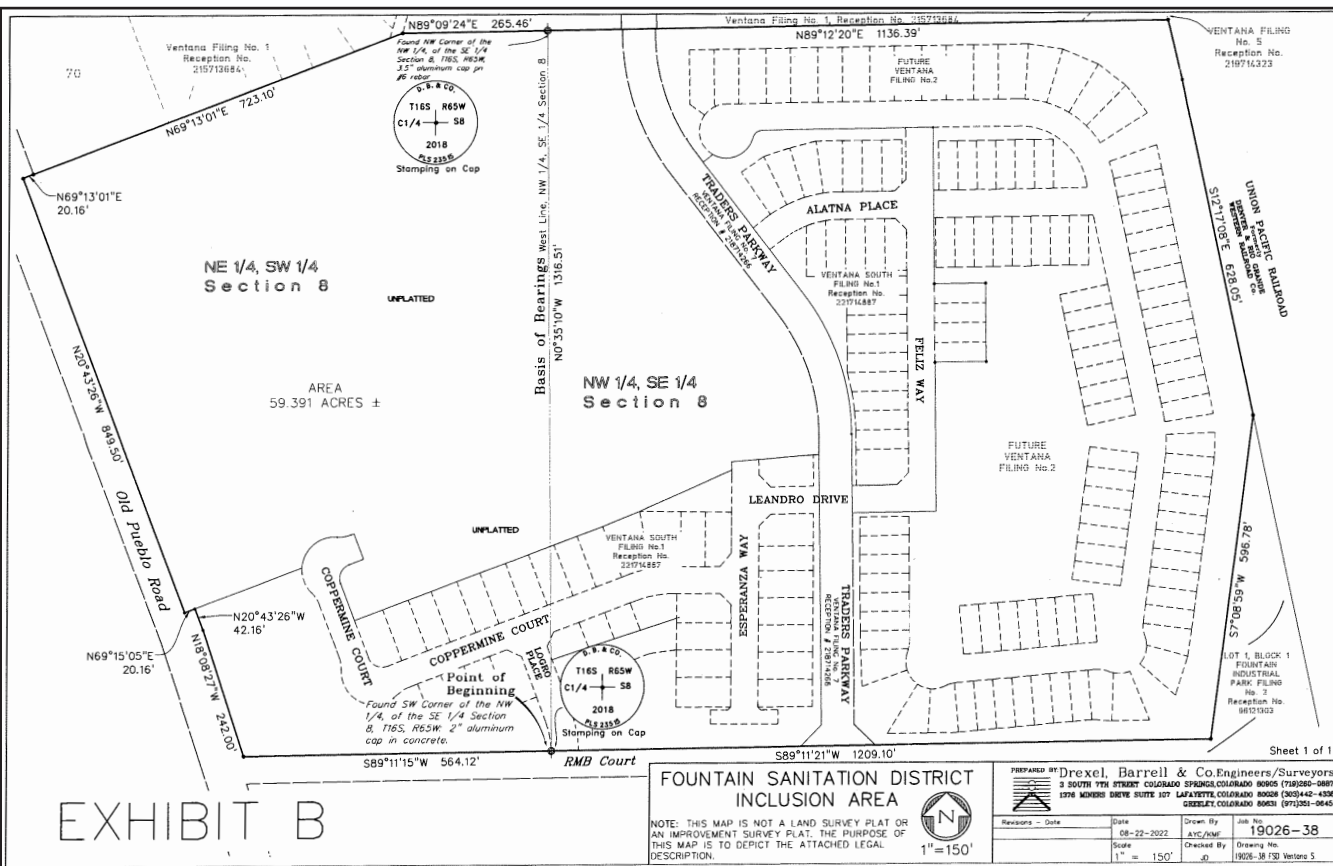
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 10/26/2022, at via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 8/31/2022 Last Publication 9/28/2022 Name of Publication El Paso County Advertiser and News

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

DATE: 06/28/2022 Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: Douglas W Brown #10429 Brown Dunning Walker Fein PC 2000 South Colorado Blvd., Tower Two, Suite 700, Denver, CO 80222 (303) 329-3363 Attorney File # 3745-002 The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose. ©Public Trustees' Association of Colorado Revised 1/2015



NOTICE OF BUDGET

EL PASO COUNTY

Public Improvement District No. 1
Public Improvement District No. 2
Public Improvement District No. 3
Pioneer Village Roads Public Improvement District
Stratmoor Valley Street Lights Public Improvement District
2023 Preliminary Budget
(Pursuant to 29-1-106, C.R.S.)

NOTICE IS HEREBY GIVEN THAT a proposed budget will be submitted on October 4, 2022, to El Paso County for the ensuing year of 2023 for Public Improvement District No. 1, Public Improvement District No. 2, Public Improvement District No. 3, Pioneer Village Roads Public Improvement District and Stratmoor Valley Street Lights Public Improvement District; a copy of such proposed budgets will be filed in the office of Financial Services, where the same is open for public inspection; such proposed budgets will be considered at a regular meeting of the El Paso County Public Improvement District Board of Directors to be held at 200 S. Cascade Ave, Centennial Hall Auditorium, Colorado Springs, CO, 80903 at 9:00 a.m., or as soon thereafter as it may be heard.

NOTICE IS FURTHER GIVEN THAT the final proposed 2023 budget will be presented at a regular meeting of the Board of County Commissioners scheduled for Tuesday, December 6, 2022, at 9:00 a.m. or as soon thereafter as it may be heard.

Any interested elector within El Paso County may inspect the proposed Public Improvement District budgets in the Financial Services Department, Budget Division, (address above) and file or register any objections thereto at any time prior to the final adoption of the budgets.

Published in the El Paso County Advertiser and News
Published On: September 28, 2022

NOTICE OF PUBLIC HEARING

EL PASO COUNTY

2023 PRELIMINARY BUDGET

NOTICE IS HEREBY GIVEN THAT PURSUANT TO Section 29-1-106, C.R.S., a proposed budget will be submitted to the Board of County Commissioners on October 4, 2022, for the ensuing fiscal year of 2023. A copy of such proposed budget may be viewed online at www.elpasoco.com and will also be on file in the El Paso County Financial Services Department, Budget Division, Centennial Hall, 200 S. Cascade Ave, Suite 150, Colorado Springs, Colorado, immediately following the Board Meeting.

NOTICE IS FURTHER GIVEN THAT the final proposed 2023 budget will be presented at a regular meeting of the Board of County Commissioners scheduled for Tuesday, December 6, 2022, at 9:00 a.m. or as soon thereafter as it may be heard.

Any interested elector within El Paso County may inspect the proposed 2023 budget and file or register any objections thereto at any time prior to the final adoption of the budget.

Published in the El Paso County Advertiser and News
Published On: September 28, 2022

Email legal notices to:
legalnotices@epcan.com

- 1. N 41°12'08" W, 65.25 FEET;
2. N 48°13'29" W, 243.93 FEET TO THE SOUTHEAST LINE OF LOT 7, VENTANA FILING NO. 6;

DESCRIPTION CONTINUED:

THENCE ALONG THE LINES COMMON TO TRACT A, VENTANA FILING NO. 6 AND LOTS 7 THROUGH 34 VENTANA FILING NO. 6, THE FOLLOWING NINETEEN (19) COURSES:

- 1. S 58°43'43" W, 18.20 FEET;
2. N 82°37'30" W, 108.87 FEET;
3. N 38°55'01" W, 129.23 FEET;
4. N 08°34'54" E, 128.53 FEET;
5. N 44°30'24" E, 67.87 FEET;
6. N 65°39'14" E, 60.64 FEET;
7. N 41°45'48" E, 150.00 FEET;
8. N 45°13'19" E, 72.95 FEET;
9. N 57°45'50" E, 76.23 FEET;
10. N 71°02'33" E, 76.39 FEET;
11. N 83°50'34" E, 71.49 FEET;
12. S 88°36'39" E, 250.00 FEET;
13. S 87°10'17" E, 62.01 FEET;
14. S 76°36'11" E, 74.01 FEET;
15. S 69°26'54" E, 201.70 FEET;
16. S 65°13'22" E, 62.72 FEET;
17. S 59°40'42" E, 59.16 FEET;
18. S 54°14'30" E, 60.35 FEET;
19. S 47°07'22" E, 96.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 34 AND THE SOUTH LINE OF VENTANA FILING NO. 6;

THENCE ALONG THE SOUTHERLY LINES OF VENTANA FILING NO. 6 THE FOLLOWING SIX (6) COURSES:

- 1. S 66°31'54" W, 112.64 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, WHENCE THE RADIAL LINE BEARS S 43°11'18" W;
2. NORTHWESTERLY 42.03 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE, SAID ARC HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 04°35'13", AND BEING SUBTENDED BY A CHORD THAT BEARS N 49°06'19" W, 42.02 FEET;
3. S 38°36'04" W, 50.00 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, WHENCE THE RADIAL LINE BEARS S 38°36'04" W;

DESCRIPTION CONTINUED:

- 4. SOUTHWESTERLY 17.86 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE, SAID ARC HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 02°09'17", AND BEING SUBTENDED BY A CHORD THAT BEARS S 15°19'17" E, 17.86 FEET;
5. S 63°12'04" W, 170.03 FEET;
6. S 63°00'54" W, 408.30 FEET TO THE "POINT OF BEGINNING".

THE ABOVE-DESCRIBED TRACT CONTAINS 12.152 ACRES, MORE OR LESS.

I, JOHN C. DAY, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

JOHN C. DAY PLS 29413
FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.
3 SOUTH 7TH STREET
COLORADO SPRINGS, COLORADO 80905



Published in the El Paso County Advertiser and News
Published On: September 28, 2022

PUBLIC NOTICE

NOTICE OF HEARING OF PETITION FOR INCLUSION OF LANDS WITHIN THE FOUNTAIN SANITATION DISTRICT

Notice is hereby given that a petition has been filed with the Board of Directors of the Fountain Sanitation District for inclusion of the hereinafter described real property, to wit:

See Ex. A

to be annexed to the said District and included within its boundaries. A public meeting of the Board of Directors of the Fountain Sanitation District shall be held at 11545 Link Road, Fountain, Colorado, at 5:30 p.m. on the 12th day of October 2022, to hear said petition and any objections thereto, and to consider the matter of inclusion of said real property or any part thereof. The names of the petitioners are as follows:

Rivers Ventana, LLC
8605 Explorer Dr., Suite 250
Colorado Springs, CO 80920

All addresses, except as noted, are of Fountain, Colorado. All persons interested shall appear at such time and place and shall show cause, in writing, why the petition(s) should not be granted. Said hearing may be continued to a subsequent meeting, if necessary.

/s/ James Heckman, District Manager
Fountain Sanitation District

EXHIBIT A-1

LEGAL DESCRIPTION-AREA TO BE INCLUDED INTO FOUNTAIN SANITATION DISTRICT

A TRACT OF LAND BEING A PORTION OF VENTANA FILING NO. 6, THE PLAT THEREOF RECORDED AT RECEPTION NO. 219714440 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SAID VENTANA FILING NO. 6 LOCATED IN THE N 1/2 OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO, SAID TRACT BEING FURTHER DESCRIBED AS FOLLOWS:

"BEGINNING" AT THE SOUTHERNMOST CORNER OF LOT 44 OF VENTANA FILING NO. 6, FROM WHENCE THE SOUTHEASTERLY LINE OF VENTANA FILING NO. 6, BEARS S 63°00'54" W, 408.30 FEET, AS SHOWN ON THE PLAT OF VENTANA FILING NO. 6, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE ALONG THE SOUTHWESTERLY LINES OF VENTANA FILING NO. 6 THE FOLLOWING EIGHT (8) COURSES:

- 1. NORTHWESTERLY 131.95 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, WHENCE THE RADIAL LINE BEARS S 49°23'57" W, SAID ARC HAVING A RADIUS OF 1107.00 FEET, A CENTRAL ANGLE OF 06°49'46", AND BEING SUBTENDED BY A CHORD THAT BEARS N 44°00'56" W, 131.87 FEET;
2. S 42°34'11" W, 50.00 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, WHENCE THE RADIAL LINE BEARS S 42°34'11" W;
3. SOUTHEASTERLY 165.16 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE, SAID ARC HAVING A RADIUS OF 1057.00 FEET, A CENTRAL ANGLE OF 08°57'09", AND BEING SUBTENDED BY A CHORD THAT BEARS S 42°57'14" E, 164.99 FEET;
4. S 51°31'20" W, 98.95 FEET;
5. N 35°44'13" W, 19.95 FEET;
6. N 45°12'37" W, 52.64 FEET;
7. S 63°00'54" W, 35.04 FEET;
8. S 08°59'37" W, 84.05 FEET TO THE SOUTHERN MOST CORNER OF TRACT B, VENTANA FILING NO. 6;

THENCE ALONG THE WESTERLY LINES OF TRACT B THE FOLLOWING TWO (2) COURSES:

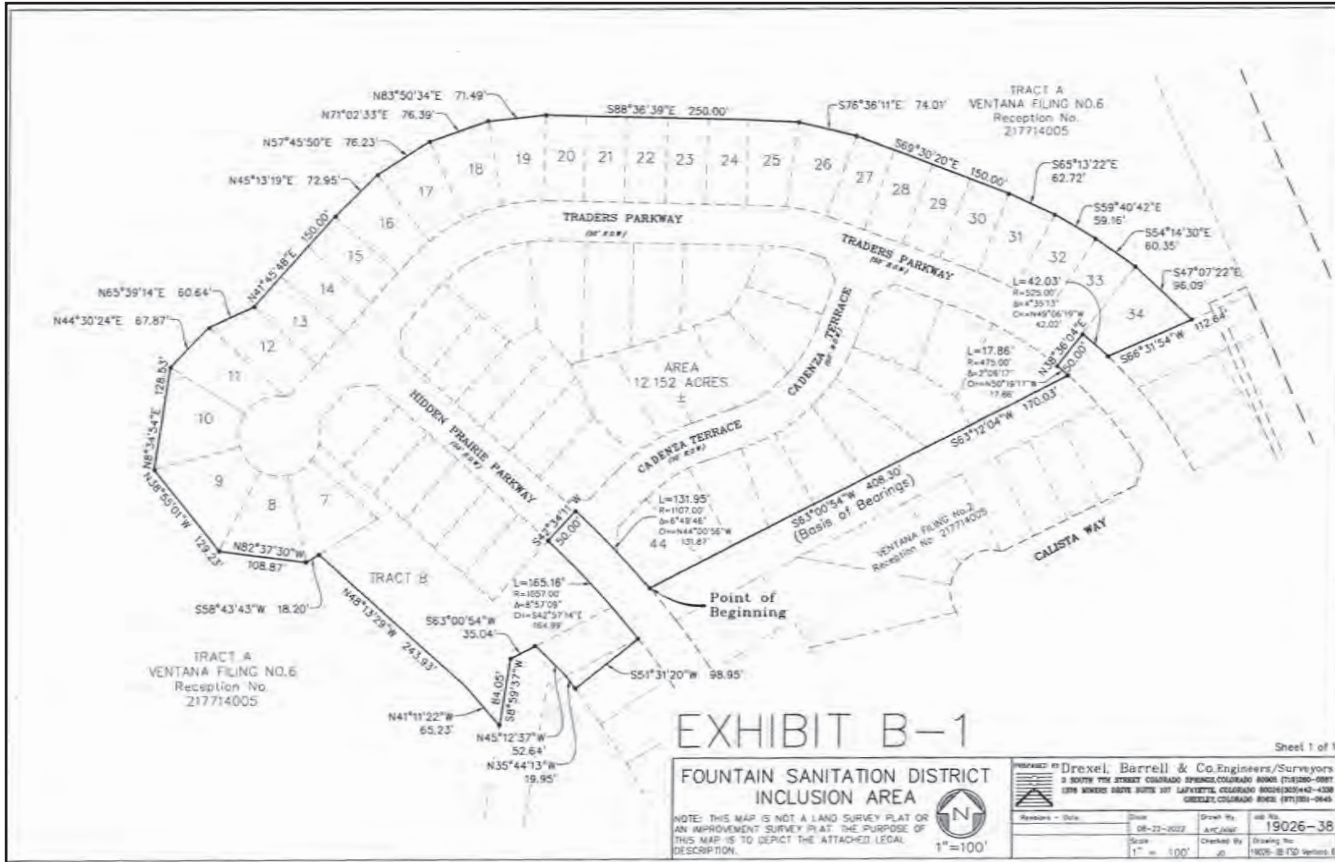


EXHIBIT B-1

FOUNTAIN SANITATION DISTRICT INCLUSION AREA

NOTE: THIS MAP IS NOT A LAND SURVEY PLAT OF AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

FOR SALE
The following vehicle(s) were towed, abandoned and will be placed for sale:
NOTICE TO OBTAIN TITLE
2010 GMC TERRAIN VIN# 239280
2001 MERCEDES GL VIN# 012609
2009 CHEVROLET HHR VIN# 617976
2003 LINCOLN NAVIGATOR VIN# J37544
2006 AUDI A4 VIN# 023740
2001 JEEP CHEROKEE VIN# 513612
1983 FORD F350 VIN# A68298
1984 TOYOTA PICKUP VIN# 012890
1999 CHEVROLET SUBURBAN VIN# 148966
2016 LINCOLN MKZ VIN# 602086
2003 MITSUBISHI LANCER VIN# 003495
2004 PORSCHE CAYENNE VIN# A62494
1999 FORD ECONOLINE VIN# B33104
2010 LAND ROVER RANGE ROVER VIN# 232274
2011 BMW X5 VIN# 412895
The above vehicles were towed by Bug's Towing LLC, 806 Nichols Blvd., Colorado Springs, CO 80907 (719) 640-2416
Published in the El Paso County Advertiser and News
Publication Date: September 28, 2022

FILING FOR TITLE
2016 Hyundai Elantra VIN# 474844
2006 Scion XB VIN# 048227
2007 BMW 530Xi VIN# U25479
1998 Toyota Avalon VIN# 259701
2002 Grand Am VIN# 708792
The above vehicles were towed by Advanced Towing, 4526 Austin Bluffs Pkwy., Colorado Springs, CO 80918 (719) 359-3272
Published in the El Paso County Advertiser and News
Publication Date: September 28, 2022



MAP AMENDMENT (REZONE) CIRCLE K AT NEW MERIDIAN AND HIGHWAY 24 REZONING

NOTICE IS HEREBY GIVEN that on November 1, 2022 at 1:00 P.M. in the Centennial Hall Auditorium 200 S. Cascade Avenue, Colorado Springs, Colorado, or at such other time and place as this hearing may be adjourned to, a public hearing will be held by the Board of County Commissioners of the County of El Paso, State of Colorado, Such text may be examined at the public office of the Planning and Community Development Department, 2880 International Circle, Colorado Springs, Colorado, 80910; and/or the Board of County Commissioners Office, Centennial Hall 200 S. Cascade, Colorado Springs, Colorado, 80903 and on line at the following web address: https://epcdevplanreview.com

A request by Circle K Stores Inc. for approval of a map amendment (rezoning) from C-2 (Commercial) and RR-5 (Residential Rural) to CS (Commercial Service). The 8.99 acre property is located northeast of the intersection of New Meridian and Highway 24 and southeast of the intersection of Old Meridian and Highway 24 and within Section 12, Township 13 South, and Range 65 West of the 6th P.M. (Parcel Nos.53124-02-015, 53124-02-016, 53124-03-003, 53124-03-004, 53124-04-003, 53124-05-003 and 53124-05-005) (Commissioner District No. 2)

Dated at Colorado Springs, Colorado, this 1st day of November 2022.

THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO

By /s/ Chair

EXHIBIT A

Parcel A:

Lots 17 to 32, inclusive, EXCEPT the Northwesterly 20 feet thereof, lying West of the County Road in Block 24, Town of Falcon, El Paso County, Colorado, according to the Plat thereof recorded in Plat Book B at Page 37.

NOTE: FOR INFORMATIONAL PURPOSES ONLY ASSESSOR PARCEL NO. 5312402015

Parcel B:

Lots 19 to 32, inclusive, EXCEPT the Northwesterly 20 feet thereof, in Block 25, Town of Falcon, El Paso County, Colorado, according to the Plat thereof recorded in Plat Book B at Page 37.

NOTE: FOR INFORMATIONAL PURPOSES ONLY ASSESSOR PARCEL NO. 5312403004

Parcel C:

All that portion of Block 28 lying West of the County Line Road, including the Northeastly 30.0 feet of vacated 7th Street, Town of Falcon, El Paso County, Colorado, according to the Plat thereof recorded in Plat Book B at Page 37.

NOTE: FOR INFORMATIONAL PURPOSES ONLY ASSESSOR PARCEL NO. 5312404003

Parcel D:

All of Block 29, including the Southwesterly 30.0 feet of vacated 7th Street, EXCEPTING therefrom that portion of Meridian Road lying across Block 29 and said vacated portion of 7th Street, Town of Falcon, El Paso County, Colorado, according to the Plat thereof recorded in Plat Book B at Page 37.

NOTE: FOR INFORMATIONAL PURPOSES ONLY ASSESSOR PARCEL NO. 5312405003

NOTE: The above description is subject to change pursuant to a replat.

Table with 3 columns: PARCEL, NAME, ADDRESS. Lists parcels owned by Randy Gibbs.



Please report any parcel discrepancies to: El Paso County Assessor, 1675 W. Garden of the Gods Rd., Colorado Springs, CO 80907 (719) 520-6600
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Published in the El Paso County Advertiser and News
Published On: September 28, 2022

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