



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. EPC202000239

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

On June 15, 2020, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s)
Doris J. Middleton
Original Beneficiary(ies)
WILMINGTON FINANCE, A DIVISION OF AIG FEDERAL SAVINGS BANK
Current Holder of Evidence of Debt
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR REGISTERED HOLDERS OF CWAABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-7
Date of Deed of Trust
December 27, 2004
County of Recording
El Paso
Recording Date of Deed of Trust
January 19, 2005
Recording Information (Reception No. and/or Book/Page No.)
205009597
Original Principal Amount
\$113,850.00
Outstanding Principal Balance
\$79,511.27

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 12 IN BLOCK 5 IN SECURITY, COLORADO, ADDITION NO. 10, COUNTY OF EL PASO, STATE OF COLORADO
Also known by street and number as: 1508 Rosemont Drive, Colorado Springs, CO 80911.

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, 10/14/2020, at the El Paso County Citizens Service Center, 1675 Garden of the Gods Rd. Ste 1020, Colorado Springs, CO 80907, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 8/19/2020
Last Publication 9/16/2020
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: 06/15/2020
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Alison L. Berry #34531
JANEWAY LAW FIRM, P.C. 9800 S. Meridian Blvd., Suite 400, Englewood, CO 80112 (303) 706-9990
Attorney File # 20-024724
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. EPC202000134

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

On February 26, 2020, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of El Paso records.

Original Grantor(s)
ZACHARY RYAN GRIFFIN AND ASHLEY NICOLE GRIFFIN
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PACIFIC UNION FINANCIAL, L.L.C., ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Date of Deed of Trust
January 25, 2019
County of Recording
El Paso
Recording Date of Deed of Trust
January 28, 2019
Recording Information (Reception No. and/or Book/Page No.)
219009319
Original Principal Amount
\$327,461.00
Outstanding Principal Balance
\$326,405.83

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

SEE ATTACHED LEGAL DESCRIPTION

LEGAL DESCRIPTION
A PARCEL OF PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 32 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO BEAR NORTH 88°09'32" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°09'32" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1298.67 FEET; THENCE SOUTH 03°35'32" WEST, A DISTANCE OF 471.00 FEET; THENCE SOUTH 88°44'01" WEST, A DISTANCE OF 119.30 FEET; THENCE SOUTH 00°39'52" EAST, A DISTANCE OF 682.00 FEET; THENCE SOUTH 01°29'48" WEST, A DISTANCE OF 138.51 FEET; THENCE SOUTH 88°09'32" WEST, 1172.19 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 00°28'30" EAST ALONG SAID WEST LINE, A DISTANCE OF 1288.00 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 32 AND THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

Also known by street and number as: 15455 RAMAH HIGHWAY, RAMAH, CO 80832.

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

DATE: 02/26/2020
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 on Wednesday, 10/07/2020, at the El Paso County Citizens Service Center, 1675 Garden of the Gods Rd. Ste 1019, Colorado Springs, CO 80907, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 8/12/2020
Last Publication 9/9/2020
Name of Publication El Paso County Advertiser and News

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

DATE: 02/26/2020
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
David R. Doughty #40042
JANEWAY LAW FIRM, P.C. 9800 S. Meridian Blvd., Suite 400, Englewood, CO 80112 (303) 706-9990
Attorney File # 20-024125
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. 2, El Paso County has been submitted by the property owners, Lorson, LLC as Nominee for Heidi, LLC; Lorson, LLC as Nominee for Murray Fountain, LLC; Lorson, LLC as Nominee for Lorson Conservation Investment I, LLLP; and Lorson, LLC as Nominee for Lorson North Development Corporation:

Tract L, Ponderosa at Lorson Ranch Filing No. 1.

NOTICE IS FURTHER GIVEN that on **Tuesday, September 22, 2020, 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 2, 2020
September 9, 2020
September 16, 2020

NOTICE OF UNCLAIMED OVERBID FUNDS CRS 38-38-111(2.5b)(3a,b,d)(5) PUBLIC TRUSTEE SALE NO. EPC201900664

To: Record Owner of the property as of the recording of the Notice of Election and Demand or other person entitled. You are advised that there are overbid funds due you. This Notice is given with regard to the following described Deed of Trust and Notice of Election and Demand:

Name of Record Owner as evidenced on the Notice of Election and Demand or other person entitled
Frederick J Levine Jr and Kathleen M Levine
Address of Record Owner as evidenced on the recorded instrument evidencing the owner's interest
23740 Fleet St, Colorado Springs, CO 80928
Recording Date of Deed of Trust
October 09, 2018
Recording Information
218117444
Recording Date of Notice of Election and Demand
October 07, 2019
Recording Information of Notice of Election and Demand
219123683

Legal Description of Property
LOT 3, IN BLOCK 3, SUNSET VILLAGE FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO.
Street Address of Property
23740 Fleet St, Colorado Springs, CO 80928

First Publication 8/19/20
Last Publication 9/16/20
Name of Publication El Paso County Advertiser and News

Date: 8/18/20
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

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NOTICE OF UNCLAIMED OVERBID FUNDS CRS 38-38-111(2.5b)(3a,b,d)(5) PUBLIC TRUSTEE SALE NO. EPC201900109

To: Record Owner of the property as of the recording of the Notice of Election and Demand or other person entitled. You are advised that there are overbid funds due you. This Notice is given with regard to the following described Deed of Trust and Notice of Election and Demand:

Name of Record Owner as evidenced on the Notice of Election and Demand or other person entitled
LEONARD E. THOMPSON and GERTRUD THOMPSON
Address of Record Owner as evidenced on the recorded instrument evidencing the owner's interest
4505 LAMPLIGHTER CIRCLE, COLORADO SPRINGS, CO 80916
Recording Date of Deed of Trust
February 02, 2009
Recording Information
209010164
Recording Date of Notice of Election and Demand
February 11, 2019
Recording Information of Notice of Election and Demand
219014378

Legal Description of Property
SEE ATTACHED LEGAL DESCRIPTION

PARCEL ID NUMBER: 64264-08-118
EXHIBIT A

Condominium Unit 6, Building J1, Lexington Village Condominiums, according to the Condominium Map thereof filed for record in the records of the office of the Clerk and Recorder of El Paso County, Colorado, on June 20, 1983 in Condominium Plat Book 3 at Page 55, First Supplement recorded August 30, 1983 in said Book 3 at Page 64, Second Supplement recorded November 8, 1983 in said Book 3 at Page 72, and as further shown on Building Location Map recorded December 5, 1983 in Book 3 at Page 78, Third Supplement recorded February 22, 1984 in said Book 3 at Page 94 which was amended by Amendment to Condominium Map recorded in Book 3839 at Page 1189, Supplement recorded May 22, 1984 in said Book 3 at Page 109, and Supplement recorded September 10, 1984 in Condominium Plat Book 4 at Page 12, and Supplement recorded November 7, 1984 in Condominium Plat Book 4 at Page 22, and Supplement recorded February 8, 1985 in Condominium Plat Book 4 at Page 30, and Supplement recorded April 8, 1985 in Condominium Plat Book 4 at Page 40, and Supplement recorded May 24, 1985 in Condominium Plat Book 4 at Page 53, and Supplement recorded June 21, 1985 in Condominium Plat Book 4 at Page 62, and Supplement recorded August 9, 1985 in Condominium Plat Book 4 at Page 71, and as defined and described in the Condominium Declaration for Lexington Village Condominiums recorded June 20, 1983 in Book 3742 at Page 448, and Supplement recorded April 26, 1985 in Condominium Plat Book 4 at Page 47, further described in Supplement #1 to said Declaration recorded August 30, 1983 in Book 3774 at Page 391 and in Supplement #2 to said Declaration recorded November 7, 1983 in Book 3801 at Page 378 and in Supplement #3 to said Declaration recorded February 22, 1984 in Book 3837 at Page 662 and in Supplement #4 to said Declaration recorded May 22, 1984 in Book 3873 at Page 553 of said records, County of El Paso, State of Colorado.

PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON MAY 5, 2009 AT RECEPTION NO. 209048667 TO CORRECT LEGAL DESCRIPTION Street Address of Property 4505 LAMPLIGHTER CIRCLE, COLORADO SPRINGS, CO 80916

First Publication 8/19/20
Last Publication 9/16/20
Name of Publication El Paso County Advertiser and News

Date: 8/14/20
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

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NOTICE OF UNCLAIMED OVERBID FUNDS CRS 38-38-111(2.5b)(3a,b,d)(5) PUBLIC TRUSTEE SALE NO. EPC201900486

To: Record Owner of the property as of the recording of the Notice of Election and Demand or other person entitled. You are advised that there are overbid funds due you. This Notice is given with regard to the following described Deed of Trust and Notice of Election and Demand:

Name of Record Owner as evidenced on the Notice of Election and Demand or other person entitled
DAVID MARK GAUGER AND KIM MARIE GAUGER
Address of Record Owner as evidenced on the recorded instrument evidencing the owner's interest
2245 CATHER CIRCLE, COLORADO SPRINGS, CO 80916
Recording Date of Deed of Trust
July 03, 2003
Recording Information
203152487
Recording Date of Notice of Election and Demand
July 24, 2019
Recording Information of Notice of Election and Demand
219084213

Legal Description of Property
LOT 19, IN BLOCK 2, IN PIKES PEAK PARK SUBDIVISION NO. 30, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK W-2 AT PAGE 31, AND AMENDED BY ENGINEER'S STATEMENT RECORDED AUGUST 19, 1974 IN BOOK 2698 AT PAGE 803.
PARCEL ID NUMBER: 6426304019
Street Address of Property
2245 CATHER CIRCLE, COLORADO SPRINGS, CO 80916

First Publication 8/19/20
Last Publication 9/16/20
Name of Publication El Paso County Advertiser and News

Date: 8/14/20
Mark Lowderman, Public Trustee in and for the County of El Paso, State of Colorado
By: /s/ Mark Lowderman, Treasurer and Public Trustee

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