notices

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Come one Come all!

legal notices

INVITATION FOR BIDS
State of Colorado
Department of Corrections
Notice Number: CORE IFB 2018000034
Project No: EMP-1703
Project Title: RCC WWTP Improvements
Settlement Notices

For all projects with a total dollar value above $150,000 Notice of Final Settlement is required by C.R.S. 38-26- 107(1). Final Settlement, if required, will be advertised via: Electronic Media.

Project Description
RCC Wastewater Treatment Plant (WWTP) Improvements at the Rifle Correctional Center (RCC) in Rifle, CO project consists of selective demolition, field verification, layout, site grading, soil import, concrete structures, piping systems, cut and patch, integration with existing systems, and associated work for a complete and operational facility. The total construction cost is estimated at $750,000.

Project Information
1. The Principal Representative has determined that the entire project shall be substantially complete within one hundred twenty (120) calendar days from the date of the Notice to Proceed, and the project shall be finally complete, including the delivery of any or all guarantees and warranties, the submittal of sales and use tax payment forms, the completion of the final punch list and the calling for final inspection,
within thirty (30) calendar days, if applicable, from the date of Substantial Completion.
2. MINIMUM QUALIFICATION: Notice is hereby given to all interested parties that all firms shall be
required to meet all minimum qualifications to be considered for this project. To be considered as
qualified, interested
Bidder/Contractor firms shall have as a minimum: 1) five (5) years of experience
performing construction services on water and wastewater projects, utilizing the expertise present in their Colorado Office; 2) a proposed Project Manager with a minimum of five (5) years of experience on water and wastewater operational facilities; 3) a minimum of three projects of similar scope and complexity in excess of $750k construction cost within the last five (5) years; 4) bonding capability up to $750k for an individual project coincidentally with current and anticipated workloads (provide letter from surety that
affirms this capacity); and 5) a Colorado based primary or branch office continuously for the past five (5) years.
3. The right is reserved to waive informalities or irregularities and to reject any and all Bids.
4. Bidders meeting the Minimum Qualifications may obtain Bidding Documents after August 1, 2017 from:
SGM Inc.
118 West Sixth St. Suite 200
Glenwood Springs, CO 81601
ATTN: Chad Paulson, PE
TEL (970) 945-1004
EML chadp@sgm-inc.com
5. A Deposit of $50.00 (by check made out to SGM Inc.) will be required for each complete set of Bidding
Documents. This deposit shall be a guaranty that the documents will be returned in good condition. Such deposits will be returned to (1) Actual Bidders who return the documents in good condition before the termination of five (5) business days after the opening of the Bids, (2) Other interested parties who return the documents within five (5) business days after checking them out. Additional copies of any documents, August 1, 2017 Invitation for Bids drawings, or specifications will be supplied at the actual cost of reproduction. Bidders desiring the Engineer to mail bid documents will be required to pay the full cost of mailing. Such expenses will be nonrefundable.
Reproduction or electronic scanning of Bidding Documents is strictly prohibited without prior
written authorization from the Point of Contact below.
6. Each Bid shall be submitted on the required Bid Form and Alternate Bid Form must be accompanied by a Bid Bond on State Buildings Programs Bid Bond Form SC-6.14 in an amount not less than 5% of the total Bid. The Bid Bond may also be (1) a cashier's check or (2) a certified check made payable to the Treasurer of the State of Colorado in an amount not less than 5% of the total Bid. The Bid Bond is submitted as a guaranty that the Bid will be maintained in full force and effect for a period of thirty (30) days after the opening of the Bids for the project.
7. The Bidder promises, in submitting his Bid, that if issued a Notice of Award, he will, within the prescribed time, execute the required Agreement, furnish the required Performance Bond, Labor and
Material Payment Bond, Insurance Policy and Certificates of Insurance, or forfeit his Bid Guaranty as Liquidated Damages.
8. Preference shall be given to Colorado resident bidders and for Colorado labor, as provided by law.
For State Public Projects, Bidder shall comply with: a) not less than eighty percent (80%) of the labor employed on such projects shall consist of Colorado labor (Colorado labor means any person who is a resident of the state of Colorado at the time of employment), and b) written disclosure of services under the contract or any subcontracts performed out of the United States or Colorado.
Pre-Bid Meeting
A Mandatory Pre-Bid Meeting will be held Thursday, August 10, 2017 at 10:00 AM at the Rifle
Correctional Center (RCC), 200 County Road 219 in Rifle, CO 81650.
Comments: Attendees shall complete, sign and submit a Consent to Search Authorization and
Guest Registration to the Point of Contact listed below not later than 2:00 PM on August 8, 2017.
Contact the Point of Contact below for more information. The Consent to Search Form is
available on the Colorado Vendor Self Service website referenced below. Attendees shall meet at
the RCC Main Entrance.
Sealed Bids will be received from qualified contractors until this date and time at this
location:
Date & Time: August 24, 2017 02:00 PM
Address: Colorado Department of Corrections
Facility Management Services
1250 Academy Park Loop
Colorado Springs, CO 80910
Comments: All bids must be delivered in a sealed envelope with the project name "RCC
WWTP Improvements", and the Contractors name clearly displayed on the
outside.
Please allow ample time to clear building security when hand delivering bid
proposals.
Late sealed bids will be rejected without consideration. Fax or e-mail bids cannot
be accepted. Bid submittals on the Colorado Vendor Self Service website are
prohibited.
August 1, 2017 Invitation for Bids
Point of Contact/Clarification
Name: Joan Chavez, Project Representative
Agency: Department of Corrections
Phone: (719) 465-6646
Fax: (719) 226-4605
Email: joan.chavez@state.co.us
Comments: Contact shall be made only in writing via fax or e-mail (preferred) to the above
referenced Point of Contact.
Technical questions shall be directed by e-mail to the Point of Contact with a copy
to Chad Paulson at SGM Inc. at e-mail chadp@sgm-inc.com .
Clarification and technical questions must be received no later than three (3)
business days prior to the Bid Submission date and time.
This Notice is published on the State Architect website: /www.colorado.gov/pacific/osa/cdnotices (Click
on the appropriate link Colorado VSS on the State Purchasing Office website) or the Colorado Vendor Self Service website: www.colorado.gov/vss ; Select the "Public Access" option and Advanced Search - please access this solicitation under Category: "Construction" and Type: "Invitation for Bids" to view this solicitation and download attachments. Interested firms do not need to Register for Colorado Vendor Self Service to bid this project, but shall be solely responsible for checking this web site for all information that has been made available concerning this Notice. Be advised (A) the CDOC is not able to otherwise actively notify prospective Bidder/General Contractors of any modifications; (B) there are no available
additional plans or specifications beyond what has been published herein; and (C) there is not any list of planholders or bidders that exists with respect to this solicitation.
Media of
Publication(s):
Daily Journal, Denver; Grand Junction Daily Sentinel, Grand Junction Publication
Dates:
August 1, 2017 and August 3, 2017
Published: August 1, 3, 2017.

NOTICE OF SALE
Public Trustee No. 2017-0185
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On June 9, 2017, 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 Mesa records.
Original Grantor GREGORY A. BOURG AND MARLA M. BOURG
Original Beneficiary MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION
Current Beneficiary OCWEN LOAN SERVICING, LLC
Date of Deed of Trust 4/1/2015
Recording Date of Deed of Trust 4/15/2015
Recorded in Mesa County Reception No. 2720798 Book 5712 Page 168
Original Principal Amount $227,140.00
Outstanding Balance $220,090.68
Pursuant to C.R.S. §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.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. The land hereinafter referred to is situated in the City of Mack, County of Mesa, State of CO, and is described as follows: A parcel of land being that portion of the NE1/4 NW1/4 North of County Road Q3/4; except the North 417.56 feet thereof; And except that part of the E1/4 NE1/4 NW ¼ North of County Road Q3/4, in Section 7, Township 2 North, Range 3 West of the Ute Meridian, County of Mesa, State of Colorado; said parcel being more particularly described, from a field survey of February, 1981, as follows: Beginning at the N1/4 corner of Section 7, Township 2 North, Range 3 West of the Ute Meridian (being a U.S.G.L.O. brass cap), from whence the Northwest corner of said Section 7 (being a U.S .G.L.O brass cap) bears North 89 degrees 59 minutes 36 seconds West 2598.68 feet, with all bearings contained herein referenced thereto; thence North 89 degrees 59 minutes 36 seconds West 328.88 feet to the Northwest corner of the E1/4 NE1/4 NW1/4 of said Section 7; thence South 00 degrees 05 minutes 50 seconds West 417.56 feet, along the West line of said E1/4 NE1/4 NW1/4, to the True Point of Beginning; Thence continuing along the West line of said E ¼ NE ¼ NW ¼ the following two (2) courses: (1) South 00 degrees 05 minutes 50 seconds West 769.25 feet to a point in a fenceline; (2) South 00 degrees 05 minutes 50 seconds West 33.90 feet to a point being South 27 degrees 50 minutes West 30.0 feet from a fenceline and the calculated right-of-way centerline of County Road Q3/4; Thence along a line being midway between fence lines, and also the calculated right-of-way centerline of County Road Q3/4, the following four (4) courses; (1) North 62 degrees 46 minutes 13 seconds West 335.37 feet; (2) North 62 degrees 22 minutes 50 seconds West 170.15 feet; (3) North 59 degrees 29 minutes 04 seconds West 381.44 feet; (4) North 63 degrees 26 minutes 25 seconds West 232.27 feet to a point on the West line of the NE1/4 NW1/4 of said Section 7; thence along the West line of the NE1/4 NW1/4 of said Section 7 the following two (2) courses: (1) North 00 degrees 03 minutes 47 seconds East 23.79 feet to a point in a fenceline; (2) North 00 degrees 03 minutes 47 seconds East 249.61 feet; Thence South 89 degrees 59 minutes 36 seconds East 986.38 feet to the True Point of Beginning.
which has the address of: 1030 Q 3/4 Rd
Mack, CO 81525
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 27, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 8/3/2017
Last Publication: 8/31/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 6/9/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE
(SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: NICHOLE WILLIAMS Attorney Registration #49611
BARRETT FRAPPIER & WEISSERMAN, LLP
1199 BANNOCK STREET , DENVER, COLORADO 80204
Phone: (303) 350-3711 Fax: (303) 813-1107
Attorney file #: 00000006822522

NOTICE OF SALE
Public Trustee No. 2017-0172
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On May 26, 2017, 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 Mesa records.
Original Grantor JULENA S. UECKE
Original Beneficiary FIRST NATIONAL BANK OF THE ROCKIES
Current Beneficiary BANK OF THE SAN JUANS
Date of Deed of Trust 7/18/2002
Recording Date of Deed of Trust 7/24/2002
Recorded in Mesa County Reception No. 2067630
Original Principal Amount $355,000.00
Outstanding Balance $82,708.81
Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Failure to make payments on said indebtedness when the same were due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and payable.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. PARCEL 1:
A parcel of land situated in the SE1/4 of the SE1/4 of Section 10, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows: Beginning at a point 533 feet West and 30 feet North of the Southeast corner of said Section 10; thence West 115 feet; thence North 206 feet; thence East 115 feet; thence South 206 feet to the point of beginning.
PARCEL2:
A parcel of land situated in the SE1/4 of the SE1/4 of Section 10, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows: Beginning at a point 689.4 feet West of the Southeast corner of said Section 10; thence North 613.3 feet more or less to the Grand Valley Canal; thence Northeasterly along said canal 156.6 feet, more or less; thence South 410.7 feet; thence West 115 feet; thence South 206 feet; thence West 41.4 feet to the point of beginning.
EXCEPT a parcel of land described as follows:
A parcel of land situated in the SE1/4 of the SE1/4 of Section 10, Township 1 South, Range 1 East of the Ute Meridian, and being more particularly described as follows: Commencing at the Southeast corner of said Section 10 and when aligned with the E1/16 corner of the South line of said Section
10 is recorded to bear North 90°00'00" West in Book 3119 at Pages 74-75 and all bearings contained herein to be relative thereto; thence North 90°00'00" West 533.00 feet; thence North 00°00'00" East 30.00 feet; thence North 00°00'00" West 372.93 feet to the point of beginning; thence North 90°00'00" West 106.40 feet; thence South 00°00'00" West 372.93 feet; thence North 90°00'00" West 50.00 feet;
thence North 00°00'00" West 638.09 feet to the approximate center of the Grand Valley Canal; thence along said center of canal, North 84°52'10" East 157.03 feet; thence leaving said canal South 00°00'00" East 279.20 feet to the point of beginning.
County of Mesa, State of Colorado which has the address of: 3182 E Road
Grand Junction, CO 81504
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 13, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/20/2017
Last Publication: 8/17/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 5/30/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE
(SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: ROBERT TRAYLOR Attorney Registration #10730
TRAYLOR, BLACK & KANE, P.C.
751 HORIZON COURT, SUITE 200 , GRAND JUNCTION, COLORADO 81506
Phone: (970) 242-2636 Fax:
Attorney file #: 2067630 TD

NOTICE OF SALE
Public Trustee No. 2017-0186
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On June 9, 2017, 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 Mesa records.
Original Grantor JUSTIN BARRY PALMER
Original Beneficiary MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMCAP MORTGAGE LTD. DBA MAJOR MORTGAGE CO.
Current Beneficiary FIRST GUARANTY MORTGAGE CORPORATION
Date of Deed of Trust 8/28/2014
Recording Date of Deed of Trust 8/29/2014
Recorded in Mesa County Reception No. 2700501 Book 5637 Page 140
Original Principal Amount $147,959.00
Outstanding Balance $142,862.29
Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Failure to make the monthly mortgage payments as required by the terms of the Note and Deed of Trust.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. LOT 1B IN BLOCK 1 OF CLIFTON VILLAGE SOUTH FILING NO. ONE, COUNTY OF MESA, STATE OF COLORADO; EXCEPT: A TRACT OR PARCEL OF LAND NO. 148-REV. OF THE STATE OF COLORADO, DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, PROJECT NO. RE 0146(6) CONTAINING 0.008 ACRES, MORE OR LESS, IN THE NW1/4SW1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, IN MESA COUNTY, COLORADO, MORE COMMONLY KNOWN AS LOT 1B, BLOCK1 IN THE CLIFTON VILLAGE SOUTH SUBDIVISION FILING NO. 1, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1B FROM WHICH THE W1/4 CORNER OF SAID SECTION 11 (A BRASS CAP MONUMENT) BEARS N7°24'W A DISTANCE OF 751.9 FEET; 1. THENCE N89°58'30" W ALONG THE NORTH LINE OF SAID LOT 1B A DISTANCE OF 27.2 FEET TO THE NW CORNER OF SAID LOT 1B; 2. THENCE S0°01'30"W ALONG THE EAST LINE OF SAID LOT 1B A DISTANCE OF 27.2 FEET; 3. THENCE N45°01'30"E A DISTANCE OF 38.4 FEET, MORE OR LESS TO THE POINT OF BEGINNING.
which has the address of: 3201 Mesa Ave
Clifton, CO 81520
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 27, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 8/3/2017
Last Publication: 8/31/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 6/9/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE
(SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: SUSAN HENDRICK Attorney Registration #33196
THE SAYER LAW GROUP, P.C.
9745 E. HAMPDEN AVE., SUITE 400 , DENVER, COLORADO 80231
Phone: (303) 353-2965 Fax:
Attorney file #: CO170088

NOTICE OF SALE
Public Trustee No. 2017-0173
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On May 26, 2017, 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 Mesa records.
Original Grantor JULENA S. UECKE
Original Beneficiary FIRST NATIONAL BANK OF THE ROCKIES
Current Beneficiary BANK OF THE SAN JUANS
Date of Deed of Trust 10/29/2003
Recording Date of Deed of Trust 11/6/2003
Recorded in Mesa County Reception No. 2157723
Original Principal Amount $355,000.00
Outstanding Balance $82,708.81
Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Failure to make payments on said indebtedness when the same were due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and payable.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. A parcel of land situated in the SE1/4 of the SE1/4 of Section 10, Township 1 South, Range 1 East of the Ute Meridian, and being more particularly described as follows:
Commencing at the Southeast corner of said Section 10 and when aligned with the E1/16 corner of the South line of said Section 10 is recorded to bear North 90°00'00" West in Book 3119 at Pages 74-75 and all bearings contained herein to be relative thereto;
thence North 90°00'00" West 533.00 feet;
thence North 00°00'00" East 30.00 feet;
thence North 00°00'00" West 372.93 feet to the point of beginning;
thence North 90°00'00" West 106.40 feet;
thence South 00°00'00" West 372.93 feet;
thence North 90°00'00" West 50.00 feet;
thence North 00°00'00" West 638.09 feet to the approximate center of the Grand Valley Canal;
thence along said center of canal, North 84°52'10" East 157.03 feet;
thence leaving said canal South 00°00'00" East 279.20 feet to the point of beginning.
County of Mesa, State of Colorado which has the address of: 3180 1/2 E Road
Grand Junction, CO 81504
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 13, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/20/2017
Last Publication: 8/17/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
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www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 5/30/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE
(SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: ROBERT TRAYLOR Attorney Registration #10730
TRAYLOR, BLACK & KANE, P.C.
751 HORIZON COURT, SUITE 200 , GRAND JUNCTION, COLORADO 81506
Phone: (970) 242-2636 Fax:
Attorney file #: 2157723 TD

NOTICE OF SALE
Public Trustee No. 2017-0182
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On June 2, 2017, 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 Mesa records.
Original Grantor DANIEL S. MCBROOM AND ANDREW D. MCBROOM
Original Beneficiary MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR METROPOLITAN HOME MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Current Beneficiary THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-4
Date of Deed of Trust 12/26/2006
Recording Date of Deed of Trust 1/8/2007
Recorded in Mesa County Reception No. 2357654 Book 4330 Page 200
Original Principal Amount $223,900.00
Outstanding Balance $213,463.93
Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Borrower's failure to make timely payments as required under the Evidence of Debt and Deed of Trust.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. A PARCEL LOCATED WITHIN THE NORTH 24.71 ACRES OF NW ¼ NE ¼ OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID NW ¼ NE ¼ FROM WHENCE THE NORTHEAST CORNER OF SAID NW ¼ NE ¼ BEARS N 00°13'51" W 300.00 FEET; THENCE SOUTH 00°13'51" EAST ALONG SAID EAST LINE 175.36 FEET; THENCE SOUTH 90°00' WEST 566.67 FEET; THENCE NORTH 03°43'51" WEST 17.40 FEET; THENCE NORTH 01°20'04" WEST 158.05 FEET; THENCE NORTH 90°00' EAST 570.77 FEET TO THE POINT OF BEGINNING; EXCEPT THE EAST 50.00 FEET THEREOF FOR ROAD RIGHT OF WAY.
which has the address of: 595 33 3/4 Road
Clifton, CO 81520
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 20, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/27/2017
Last Publication: 8/24/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 6/2/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE
(SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: DAVID R. DOUGHTY Attorney Registration #40042
JANEWAY LAW FIRM, P.C.
9800 S. MERIDIAN BLVD., SUITE 400 , ENGLEWOOD, COLORADO 80112
Phone: 1 (303) 706-9990 Fax: 1 (303) 706-9994
Attorney file #: 17-015331

NOTICE OF SALE
Public Trustee No. 2017-0181
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On June 2, 2017, 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 Mesa records.
Original Grantor BARBARA E. RIPPY
Original Beneficiary LIVE WELL FINANCIAL, INC.
Current Beneficiary LIVE WELL FINANCIAL INC
Date of Deed of Trust 8/8/2007
Recording Date of Deed of Trust 8/23/2007
Recorded in Mesa County Reception No. 2397819 Book 4499 Page 633
Original Principal Amount $234,000.00
Outstanding Balance $120,085.34
Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Including, but not limited to, death of all named mortgagors under said Deed of Trust and the Evidence of Debt secured thereby.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. ALL THAT CERTAIN PARCEL OF LAND SITUATE, LYING, AND BEING IN THE COUNTY OF MESA AND STATE OF COLORADO, KNOWN AND DESIGNATED AS LOT 5, BLOCK 4, WEST LAKE PARK ANNEX, ACCORDING TO THE RECORDED PLAT THEREOF, CITY OF GRAND JUNCTION. TAX ID #: 2945-104-12-016 BY FEE SIMPLE DEED FROM BARBARA HIMMERITE N/K/A BARBARA E. RIPPY AS SET FORTH IN DEED BOOK 2915, PAGE 278 AND RECORDED ON 8/31/2001, MESA COUNTY RECORDS. BY FEE SIMPLE DEED FROM LAWRENCE L. HIMMERITE AKA LAWRENCE HIMMERITE AS SET FORTH IN DEED BOOK 929, PAGE 315 AND RECORDED ON 11/26/1968, MESA COUNTY RECORDS. THE SOURCE DEED AS STATED ABOVE IS THE LAST RECORD OF VESTING FILED FOR THIS PROPERTY. THERE HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE REFERENCED SOURCE.
which has the address of: 1606 Juniper Court
Grand Junction, CO 81505
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 20, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/27/2017
Last Publication: 8/24/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 6/2/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE
(SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: ERIN ROBSON Attorney Registration #46557
MCCARTHY & HOLTHUS, LLP
7700 E. ARAPAHOE ROAD, SUITE 230 , CENTENNIAL, COLORADO 80112
Phone: (877) 369-6122 Fax:
Attorney file #: CO-17-772021-LL

NOTICE OF SALE
Public Trustee No. 2017-0034
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On January 27, 2017, 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 Mesa records.
Original Grantor JARROD P LANG AND JULIE A LANG AND BRADLEY J FERGANCHICK
Original Beneficiary WASHINGTON MUTUAL BANK, FA
Current Beneficiary OCWEN LOAN SERVICING, LLC
Date of Deed of Trust 9/18/2007
Recording Date of Deed of Trust 9/24/2007
Recorded in Mesa County Reception No. 2403246 Book 4520 Page 501
Original Principal Amount $412,500.00
Outstanding Balance $368,678.16
Pursuant to C.R.S. §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.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. The SE1/4 of the NW1/4 of Section 23, Township 9 South, Range 95 West of the 6th Principal Meridian; EXCEPT Beginning at the Northeast Corner of the SE1/4 of the NW1/4 of said Section 23; thence South 330.0 feet; thence West 1320 feet; thence North 330.0 feet; thence East 1320 feet to the Point of Beginning; AND EXCEPT Tract conveyed to County of Mesa in instrument recorded January 29, 1965 in Book 878 at Page 846 for road right of way. County of Mesa, State of Colorado
which has the address of: 17511 Kimball Creek Rd
Collbran, CO 81624
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on August 30, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/6/2017
Last Publication: 8/3/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 1/30/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE
(SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: NICHOLE WILLIAMS Attorney Registration #49611
BARRETT FRAPPIER & WEISSERMAN, LLP
1199 BANNOCK STREET , DENVER, COLORADO 80204
Phone: (303) 350-3711 Fax: (303) 813-1107
Attorney file #: 00000006500557

NOTICE OF SALE
Public Trustee No. 2017-0183
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On June 2, 2017, 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 Mesa records.
Original Grantor JOE E. BENTLEY AND NANCY BENTLEY
Original Beneficiary MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS
Current Beneficiary WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-4TT
Date of Deed of Trust 3/30/2009
Recording Date of Deed of Trust 4/7/2009
Recorded in Mesa County Reception No. 2483394 Book 4828 Page 123
Original Principal Amount $285,408.00
Outstanding Balance $266,387.94
Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Borrower's failure to make timely payments as required under the Evidence of Debt and Deed of Trust.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Land situated in the County of Mesa in the State of CO LOTS 1 THROUGH 6 IN BLOCK 3 OF THE REFILING OF THE LOMA TOWNSITE, TOGETHER WITH THAT PORTION OF VACATED CLEVELAND, GILPIN AND CRAWFORD STREETS, AND ALLEYS AS VACATED BY ORDER RECORDED DECEMBER 16, 1937 IN BOOK 369 AT PAGE 236.
which has the address of: 1311 M 1/2 Rd.
Loma, CO 81524
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 20, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/27/2017
Last Publication: 8/24/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 6/2/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE
(SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: NICHOLAS H. SANTARELLI Attorney Registration #46592
JANEWAY LAW FIRM, P.C.
9800 S. MERIDIAN BLVD., SUITE 400 , ENGLEWOOD, COLORADO 80112
Phone: 1 (303) 706-9990 Fax: 1 (303) 706-9994
Attorney file #: 14-001171

NOTICE OF SALE
Public Trustee No. 2017-0045
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On February 3, 2017, 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 Mesa records.
Original Grantor MICHAEL E. HO
Original Beneficiary MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR NEXT STEP FINANCIAL
Current Beneficiary U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WILMINGTON TRUST COMPANY, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N .A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-14
Date of Deed of Trust 5/12/2005
Recording Date of Deed of Trust 5/23/2005
Recorded in Mesa County Reception No. 2255351 Book 3903 Page 173-187
Original Principal Amount $800,000.00
Outstanding Balance $644,804.97
Pursuant to C.R.S. §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.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
PARCEL A OF HO SIMPLE LAND DIVISION, COUNTYOF MESA, STATE OF COLORADO.
which has the address of: 1957 N Road
Fruita, CO 81521
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 6, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/13/2017
Last Publication: 8/10/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 2/6/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE
(SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: NICHOLE WILLIAMS Attorney Registration #49611
BARRETT FRAPPIER & WEISSERMAN, LLP
1199 BANNOCK STREET , DENVER, COLORADO 80204
Phone: (303) 350-3711 Fax: (303) 813-1107
Attorney file #: 00000006526388

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NOTICE OF SALE
Public Trustee No. 2016-0373
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On May 19, 2017, 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 Mesa records.
Original Grantor TIMMY G RANDALL
Original Beneficiary MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, ITS SUCCESSORS AND ASSIGNS
Current Beneficiary COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust 5/10/2010
Recording Date of Deed of Trust 5/14/2010
Recorded in Mesa County Reception No. 2533059 Book 5011 Page 557
Original Principal Amount $147,283.00
Outstanding Balance $133,917.66
Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Borrower's failure to make timely payments as required under the Evidence of Debt and Deed of Trust.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. PARCEL A: LOT 2 IN BLOCK 2 OF SWAN VIEW SUBDIVISION FILING NO. TWO; PARCEL A-1: A NON-EXCLUSIVE PERPETUAL EASEMENT FOR DRAINAGE, REPAIR AND PATIO USE AS CONVEYED IN DEED RECORDED MAY 11, 1983 IN BOOK 1432 AT PAGE 447, ALL IN COUNTY OF MESA, STATE OF COLORADO
which has the address of: 466 Carson Lake Dr
Clifton, CO 81520
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 6, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/13/2017
Last Publication: 8/10/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 5/19/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE
(SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: KELLY MURDOCK Attorney Registration #46915
JANEWAY LAW FIRM, P.C.
9800 S. MERIDIAN BLVD., SUITE 400 , ENGLEWOOD, COLORADO 80112
Phone: 1 (303) 706-9990 Fax: 1 (303) 706-9994
Attorney file #: 16-012606

notices

to advertise, call 242-1313, monday-friday, 8-5, or log on anytime to *gjclassifieds.com*

legal notices

NOTICE OF SALE
Public Trustee No. 2017-0165
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On May 19, 2017, 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 Mesa records.
Original Grantor PATSY E. THOMPSON
Original Beneficiary MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WALLICK AND VOLK, INC.
Current Beneficiary WELLS FARGO BANK, N.A.
Date of Deed of Trust 9/8/2005
Recording Date of Deed of Trust 9/20/2005
Recorded in Mesa County Reception No. 2275972 Book 3995 Page 157
Original Principal Amount $76,693.00
Outstanding Balance $62,933.00
Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Failure to make timely payments required under said Deed of Trust and the Evidence of Debt secured thereby.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
LOT 18 IN BLOCK 1 OF WILLOWOOD MOBILE HOME SUBDIVISION, FILING NO. 2. COUNTY OF MESA, STATE OF COLORADO. MANUFACTURED HOME INCLUDED: GOLDEN VILLA HOMES INC MODEL BELLA VISTA MODEL YEAR 1997 SERIAL NUMBER NEB 79-A00186
which has the address of: 2982 Red Willow Drive
Grand Junction, CO 81504
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 6, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/13/2017
Last Publication: 8/10/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 5/22/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE (SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: EVE GRINA Attorney Registration #43658
MCCARTHY & HOLTHUS, LLP
7700 E. ARAPAHOE ROAD, SUITE 230 , CENTENNIAL, COLORADO 80112
Phone: (877) 369-6122 Fax:
Attorney file #: CO-17-770914-LL

NOTICE OF SALE
Public Trustee No. 2016-0129
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On May 9, 2017, 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 Mesa records.
Original Grantor JASON WILLIAMSON AND SHARON WILLIAMSON
Original Beneficiary MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR TOWN AND COUNTRY FINANCE CORPORATION
Current Beneficiary PENNYMAC LOAN SERVICES, LLC
Date of Deed of Trust 9/8/2008
Recording Date of Deed of Trust 9/12/2008
Recorded in Mesa County Reception No. 2457228 Book 4726 Page 376
Original Principal Amount $208,283.00
Outstanding Balance $242,872.22
Pursuant to C.R.S. §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.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
LOT 12 IN BLOCK THREE OF MONUMENT GLEN, FILING NO. FOUR, COUNTY OF MESA, STATE OF COLORADO
which has the address of: 1434 Powell St.
Fruita, CO 81521
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on August 30, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/6/2017
Last Publication: 8/3/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 5/15/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE (SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: EVE GRINA Attorney Registration #43658
MCCARTHY & HOLTHUS, LLP
7700 E. ARAPAHOE ROAD, SUITE 230 , CENTENNIAL, COLORADO 80112
Phone: (877) 369-6122 Fax:
Attorney file #: CO-17-769983-LL

NOTICE OF SALE
Public Trustee No. 2017-0184
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On June 2, 2017, 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 Mesa records.
Original Grantor MIKE W PARKER AND STEPHANIE A PARKER
Original Beneficiary MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS
Current Beneficiary SPECIALIZED LOAN SERVICING LLC
Date of Deed of Trust 12/9/2009
Recording Date of Deed of Trust 12/18/2009
Recorded in Mesa County Reception No. 2516496 Book 4955 Page 967
Original Principal Amount $292,500.00
Outstanding Balance $260,776.86
Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Borrower's failure to make timely payments as required under the Evidence of Debt and Deed of Trust.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
PARCEL 2 OF WARREN SIMPLE LAND DIVISION 1, AS SET FORTH IN PLAT RECORDED AUGUST 6, 1998 AT RECEPTION NO. 185689 IN PLAT BOOK 16 AT PAGE 244, COUNTY OF MESA, STATE OF COLORADO.
which has the address of: 1610 18 Rd
Fruita, CO 81521-9709
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 20, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/27/2017
Last Publication: 8/24/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 5/9/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE (SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: LISA CANCANON Attorney Registration #42043
BARRETT FRAPPIER & WEISSERMAN, LLP
1199 BANNOCK STREET , DENVER, COLORADO 80204
Phone: (303) 350-3711 Fax: (303) 813-1107
Attorney file #: 9090.100124.F01

NOTICE OF SALE
Public Trustee No. 2017-0157
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On May 12, 2017, 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 Mesa records.
Original Grantor NEAL R DIERS AND JANA L DIERS
Original Beneficiary MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE BANK, FSB
Current Beneficiary FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA
Date of Deed of Trust 3/14/2008
Recording Date of Deed of Trust 3/20/2008
Recorded in Mesa County Reception No. 2429883 Book 4627 Page 536
Original Principal Amount $299,900.00
Outstanding Balance $267,470.14
Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Failure to make timely payments required under said Deed of Trust and the Evidence of Debt secured thereby.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
LOT 3 IN BLOCK 2 OF ECHO CANYON ESTATES. COUNTY OF MESA, STATE OF COLORADO
which has the address of: 1026 Echo Canyon St
Fruita, CO 81521
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on August 30, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/6/2017
Last Publication: 8/3/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 6/2/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE (SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: ALISON L. BERRY Attorney Registration #34531
JANEWAY LAW FIRM, P.C.
9800 S. MERIDIAN BLVD., SUITE 400 , ENGLEWOOD, COLORADO 80112
Phone: 1 (303) 706-9990 Fax: 1 (303) 706-9994
Attorney file #: 17-015784

NOTICE OF SALE
Public Trustee No. 2017-0174
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On May 26, 2017, 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 Mesa records.
Original Grantor ROBERT CORY BARNETT AND KATIE BARNETT
Original Beneficiary VECTRA BANK COLORADO, NA
Current Beneficiary PENNYMAC LOAN SERVICES, LLC
Date of Deed of Trust 11/28/2007
Recording Date of Deed of Trust 12/3/2007
Recorded in Mesa County Reception No. 2414380 Book 4563 Page 306
Original Principal Amount $226,598.00
Outstanding Balance $211,204.06
Pursuant to C.R.S. §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.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
LOT 5 IN BLOCK 4 OF BROOKWOOD SUBDIVISION
*ACCORDING TO LOAN MODIFICATION AGREEMENT DATED MARCH 30, 2011
which has the address of: 2993 1/2 Kia Drive
Grand Junction, CO 81504
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 13, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/20/2017
Last Publication: 8/17/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 5/30/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE (SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: NICHOLE WILLIAMS Attorney Registration #49611
BARRETT FRAPPIER & WEISSERMAN, LLP
1199 BANNOCK STREET , DENVER, COLORADO 80204
Phone: (303) 350-3711 Fax: (303) 813-1107
Attorney file #: 00000006717292

NOTICE OF SALE
Public Trustee No. 2017-0178
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On May 26, 2017, 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 Mesa records.
Original Grantor KRISTINA E ANTONETTE AND MICHAEL V ANTONETTE
Original Beneficiary MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BANK OF AMERICA, N.A.
Current Beneficiary BANK OF AMERICA, N.A.
Date of Deed of Trust 4/22/2010
Recording Date of Deed of Trust 4/29/2010
Recorded in Mesa County Reception No. 2531207 Book 5005 Page 460
Original Principal Amount $183,698.00
Outstanding Balance $165,899.09
Pursuant to C.R.S. §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/or other violations of the terms thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
LOT 7 IN BLOCK 5 OF SUNRISE MEADOWS SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO
which has the address of: 3233 Sunray Ct
Clifton, CO 81520-8443
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 13, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/20/2017
Last Publication: 8/17/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 5/30/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE (SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: SCOTT D. TOEBBEN Attorney Registration #19011
RANDALL S. MILLER & ASSOCIATES
216 16TH STREET, SUITE 1210 , DENVER, COLORADO 80202
Phone: (720) 259-6710 Fax:
Attorney file #: 17CO00215-1

NOTICE OF SALE
Public Trustee No. 2017-0177
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On May 26, 2017, 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 Mesa records.
Original Grantor ADAM WIRTHLIN AND CHRISTY WIRTHLIN
Original Beneficiary MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC.
Current Beneficiary JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Date of Deed of Trust 4/22/2010
Recording Date of Deed of Trust 4/28/2010
Recorded in Mesa County Reception No. 2531125 Book 5005 Page 1
Original Principal Amount $270,408.00
Outstanding Balance $185,296.51
Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Failure to make timely payments required under said Deed of Trust and the Evidence of Debt secured thereby.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
LOT 1 AND THE N1/2 OF LOT 2 IN BLOCK 2 OF THE TOWN OF FRUITA. COUNTY OF MESA, STATE OF COLORADO.
which has the address of: 179 N. Elm Street
Fruita, CO 81521
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 13, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/20/2017
Last Publication: 8/17/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 5/30/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE (SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: EVE GRINA Attorney Registration #43658
MCCARTHY & HOLTHUS, LLP
7700 E. ARAPAHOE ROAD, SUITE 230 , CENTENNIAL, COLORADO 80112
Phone: (877) 369-6122 Fax:
Attorney file #: CO-17-772277-LL

NOTICE OF SALE
Public Trustee No. 2017-0166
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On May 19, 2017, 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 Mesa records.
Original Grantor HALEY M INGRAM
Original Beneficiary MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR NOVA FINANCIAL & INVESTMENT CORPORATION
Current Beneficiary AMERIHOME MORTGAGE COMPANY, LLC
Date of Deed of Trust 1/22/2016
Recording Date of Deed of Trust 1/25/2016
Recorded in Mesa County Reception No. 2749466 Book 5817 Page 402
Original Principal Amount $98,188.00
Outstanding Balance $96,897.69
Pursuant to C.R.S. §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, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 13, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/13/2017
Last Publication: 8/10/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 6/2/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE (SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: DAVID R. DOUGHTY Attorney Registration #40042
JANEWAY LAW FIRM, P.C.
9800 S. MERIDIAN BLVD., SUITE 400 , ENGLEWOOD, COLORADO 80112
Phone: 1 (303) 706-9990 Fax: 1 (303) 706-9994
Attorney file #: 17-015766

Place a classified anytime day or night online at GJClassifieds.com

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NOTICE OF SALE
Public Trustee No. 2017-0179
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On June 2, 2017, 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 Mesa records.
Original Grantor EMERY W. ARREOLA AND DANIELLE R. ARREOLA
Original Beneficiary MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Current Beneficiary COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust 12/22/2011
Recording Date of Deed of Trust 12/28/2011
Recorded in Mesa County Reception No. 2595557 Book 5240 Page 954
Original Principal Amount $140,349.00
Outstanding Balance $131,407.62
Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Borrower's failure to make timely payments as required under the Evidence of Debt and Deed of Trust.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
PARCEL 1 OF DRIFTWOOD FARMS SIMPLE LAND DIVISION, COUNTY OF MESA, STATE OF COLORADO.
which has the address of: 1617 19 Road
Fruita, CO 81521
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 20, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/27/2017
Last Publication: 8/24/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 6/2/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE (SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: NICHOLE WILLIAMS Attorney Registration #49611
BARRETT FRAPPIER & WEISSERMAN, LLP
1199 BANNOCK STREET , DENVER, COLORADO 80204
Phone: (303) 350-3711 Fax: (303) 813-1107
Attorney file #: 00000006719140

notices

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legal notices

NOTICE OF SALE
Public Trustee No. 2017-0176
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On May 26, 2017, 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 Mesa records.
Original Grantor FLOYD L. PATE
Original Beneficiary MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ROCKY MOUNTAIN MORTGAGE SPECIALISTS, INC., ITS SUCCESSORS AND ASSIGNS
Current Beneficiary MIDFIRST BANK
Date of Deed of Trust 7/27/2005
Recording Date of Deed of Trust 7/29/2005
Recorded in Mesa County Reception No. 2266529 Book 3953 Page 461-466
Original Principal Amount $169,834.00
Outstanding Balance $165,289.19
Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Borrower's failure to make timely payments as required under the Evidence of Debt and Deed of Trust.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
LOT 1 IN BLOCK 4 OF LITTLE TRIO SUBDIVISION - FIRST ADDITION & RESUBDIVISION OF LOT 3 LITTLE TRIO SUBDIVISION, MESA COUNTY, COLORADO.
which has the address of: 2998 Country Road
Grand Junction, CO 81504
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 13, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/20/2017
Last Publication: 8/17/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 5/30/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE
(SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: SHEILA J FINN Attorney Registration #36637
JANEWAY LAW FIRM, P.C.
9800 S. MERIDIAN BLVD., SUITE 400 , ENGLEWOOD, COLORADO 80112
Phone: 1 (303) 706-9990 Fax: 1 (303) 706-9994
Attorney file #: 17-015748

NOTICE OF SALE
Public Trustee No. 2017-0175
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On May 26, 2017, 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 Mesa records.
Original Grantor ROGER A WRIGHT AND LAVETA J BRUNNER
Original Beneficiary MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIFIRST MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Current Beneficiary CARRINGTON MORTGAGE SERVICES, LLC
Date of Deed of Trust 1/28/2008
Recording Date of Deed of Trust 2/6/2008
Recorded in Mesa County Reception No. 2422828 Book 4598 Page 90
Original Principal Amount $200,259.00
Outstanding Balance $172,701.84
Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Borrower's failure to make timely payments as required under the Evidence of Debt and Deed of Trust.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
LOT 20 IN BLOCK 5 OF PARADISE HILLS SUBDIVISION FILING NO. 3. COUNTY OF MESA, STATE OF COLORADO
which has the address of: 2682 Paradise Way
Grand Junction, CO 81506
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 13, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/20/2017
Last Publication: 8/17/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 5/30/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE
(SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: DAVID R DOUGHTY Attorney Registration #40042
JANEWAY LAW FIRM, P.C.
9800 S. MERIDIAN BLVD., SUITE 400 , ENGLEWOOD, COLORADO 80112
Phone: 1 (303) 706-9990 Fax: 1 (303) 706-9994
Attorney file #: 17-015317

NOTICE OF SALE
Public Trustee No. 2017-0170
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On May 26, 2017, 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 Mesa records.
Original Grantor DONALD P HARRIS AND JUNE D HARRIS
Original Beneficiary MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ENVOY MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS
Current Beneficiary WELLS FARGO BANK, N.A.
Date of Deed of Trust 11/16/2010
Recording Date of Deed of Trust 12/3/2010
Recorded in Mesa County Reception No. 2555241 Book 5094 Page 475
Original Principal Amount $80,000.00
Outstanding Balance $71,145.76
Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Borrower's failure to make timely payments as required under the Evidence of Debt and Deed of Trust.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
LOT 13 AND THE NORTH 5 FEET OF LOT 14 OF THE HUTT SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.
which has the address of: 2851 Bunting Avenue
Grand Junction, CO 81501
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 13, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/20/2017
Last Publication: 8/17/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 5/30/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE
(SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: DAVID R DOUGHTY Attorney Registration #40042
JANEWAY LAW FIRM, P.C.
9800 S. MERIDIAN BLVD., SUITE 400 , ENGLEWOOD, COLORADO 80112
Phone: 1 (303) 706-9990 Fax: 1 (303) 706-9994
Attorney file #: 17-015696

NOTICE OF SALE
Public Trustee No. 2017-0163
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On May 19, 2017, 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 Mesa records.
Original Grantor BENJAMIN A LOPEZ AND CYNTHIA K LOPEZ
Original Beneficiary MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMCAP MORTGAGE LTD. DBA MAJOR MORTGAGE CO., ITS SUCCESSORS AND ASSIGNS
Current Beneficiary TOWNE MORTGAGE COMPANY
Date of Deed of Trust 10/26/2015
Recording Date of Deed of Trust 10/27/2015
Recorded in Mesa County Reception No. 2741517 Book 5787 Page 657
Original Principal Amount $279,812.00
Outstanding Balance $275,302.53
Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Borrower's failure to make timely payments as required under the Evidence of Debt and Deed of Trust.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
LOT 2 IN BLOCK 6 OF PARADISE HILLS FILING NO. 1, COUNTY OF MESA, STATE OF COLORADO.
which has the address of: 2675 Paradise Way
Grand Junction, CO 81506
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 6, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/13/2017
Last Publication: 8/10/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 5/22/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE
(SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: SHEILA J FINN Attorney Registration #36637
JANEWAY LAW FIRM, P.C.
9800 S. MERIDIAN BLVD., SUITE 400 , ENGLEWOOD, COLORADO 80112
Phone: 1 (303) 706-9990 Fax: 1 (303) 706-9994
Attorney file #: 17-015057

NOTICE OF SALE
Public Trustee No. 2017-0156
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On May 12, 2017, 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 Mesa records.
Original Grantor JOHN FEUERBORN AND MARY FEUERBORN
Original Beneficiary MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIDELITY MORTGAGE COMPANY
Current Beneficiary JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Date of Deed of Trust 1/14/2008
Recording Date of Deed of Trust 1/15/2008
Recorded in Mesa County Reception No. 2420119 Book 4586 Page 349
Original Principal Amount $207,075.00
Outstanding Balance $206,036.10
Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Failure to make timely payments required under said Deed of Trust and the Evidence of Debt secured thereby.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
LOT 12, BLOCK 1, GRAND MEADOWS SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO
which has the address of: 3021 Grand Meadow Avenue
Grand Junction, CO 81504
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on August 30, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/6/2017
Last Publication: 8/3/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 5/15/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE
(SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: ERIN ROBSON Attorney Registration #46557
MCCARTHY & HOLTHUS, LLP
7700 E. ARAPAHOE ROAD, SUITE 230 , CENTENNIAL, COLORADO 80112
Phone: (877) 369-6122 Fax:
Attorney file #: CO-17-770285-LL

NOTICE OF SALE
Public Trustee No. 2017-0161
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On May 19, 2017, 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 Mesa records.
Original Grantor DANIEL ORTEGA AND SARA M STICKNEY NKA SARA ORTEGA
Original Beneficiary WELLS FARGO FINANCIAL COLORADO, INC.
Current Beneficiary WELLS FARGO FINANCIAL COLORADO, INC.
Date of Deed of Trust 5/9/2008
Recording Date of Deed of Trust 5/21/2008
Recorded in Mesa County Reception No. 2440508 Book 4667 Page 947
Original Principal Amount $100,802.46
Outstanding Balance $92,666.49
Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Borrower's failure to make timely payments as required under the Evidence of Debt and Deed of Trust.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
LOTS 46 AND 47 AND THE EAST 13 FEET OF LOT 48 OF BOWER'S SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.
which has the address of: 636 West Colorado Ave
Grand Junction, CO 81501
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 6, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/13/2017
Last Publication: 8/10/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 5/22/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE
(SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: NICHOLAS H. SANTARELLI Attorney Registration #46592
JANEWAY LAW FIRM, P.C.
9800 S. MERIDIAN BLVD., SUITE 400 , ENGLEWOOD, COLORADO 80112
Phone: 1 (303) 706-9990 Fax: 1 (303) 706-9994
Attorney file #: 17-015245

Sundays, find Rentals & Real Estate in the pages of Real Estate Weekly

NOTICE OF SALE
Public Trustee No. 2017-0169
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On May 19, 2017, 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 Mesa records.
Original Grantor THE FLORENCE G. VUK LIVING TRUST
Original Beneficiary WELLS FARGO BANK, N.A.
Current Beneficiary BANK OF AMERICA, N.A.
Date of Deed of Trust 11/9/2009
Recording Date of Deed of Trust 11/17/2009
Recorded in Mesa County Reception No. 2512886 Book 4942 Page 455
Original Principal Amount $315,000.00
Outstanding Balance $205,512.07
Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Failure to occupy the property as mortgagor's primary residence as required under said Deed of Trust and the Evidence of Debt secured thereby.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
LOT 16 IN BLOCK 1 OF OX-BOW WEST SUBDIVISION COUNTY OF MESA, STATE OF COLORADO
which has the address of: 602 Pioneer Road
Grand Junction, CO 81504
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 6, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/13/2017
Last Publication: 8/10/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
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Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 5/22/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE
(SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: EVE GRINA Attorney Registration #43658
MCCARTHY & HOLTHUS, LLP
7700 E. ARAPAHOE ROAD, SUITE 230 , CENTENNIAL, COLORADO 80112
Phone: (877) 369-6122 Fax:
Attorney file #: CO-17-771203-LL

NOTICE OF SALE
Public Trustee No. 2017-0159
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On May 19, 2017, 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 Mesa records.
Original Grantor CASEY KORPI AND MARGARET KORPI
Original Beneficiary WELLS FARGO BANK, N.A.
Current Beneficiary WELLS FARGO BANK, N.A.
Date of Deed of Trust 7/5/2013
Recording Date of Deed of Trust 7/12/2013
Recorded in Mesa County Reception No. 2661705 Book 5501 Page 193
Original Principal Amount $181,025.00
Outstanding Balance $166,011.64
Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Failure to make timely payments required under said Deed of Trust and the Evidence of Debt secured thereby.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
LOT 10 IN BLOCK 2, SUMMIT VIEW RANCH FILING 2, COUNTY OF MESA, STATE OF COLORADO.
which has the address of: 488 1/2 Summit View Dr
Grand Junction, CO 81504-6234
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 6, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/13/2017
Last Publication: 8/10/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 5/22/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE
(SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: EVE GRINA Attorney Registration #43658
MCCARTHY & HOLTHUS, LLP
7700 E. ARAPAHOE ROAD, SUITE 230 , CENTENNIAL, COLORADO 80112
Phone: (877) 369-6122 Fax:
Attorney file #: CO-17-770851-LL

NOTICE OF SALE
Public Trustee No. 2017-0168
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On May 19, 2017, 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 Mesa records.
Original Grantor MELISSA MARIE MILLER
Original Beneficiary JPMORGAN CHASE BANK, N.A.
Current Beneficiary JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Date of Deed of Trust 12/23/2008
Recording Date of Deed of Trust 12/24/2008
Recorded in Mesa County Reception No. 2469816 Book 4769 Page 8
Original Principal Amount $263,395.00
Outstanding Balance $249,647.20
Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Failure to make timely payments required under said Deed of Trust and the Evidence of Debt secured thereby.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
LOT 7 IN BLOCK 2 OF RED ROCKS SUBDIVISION. COUNTY OF MESA, STATE OF COLORADO
which has the address of: 187 Compton Ct
Fruita, CO 81521
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 6, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/13/2017
Last Publication: 8/10/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 5/22/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: ERIN ROBSON Attorney Registration #46557
MCCARTHY & HOLTHUS, LLP
7700 E. ARAPAHOE ROAD, SUITE 230 , CENTENNIAL, COLORADO 80112
Phone: (877) 369-6122 Fax:
Attorney file #: CO-17-771529-LL

NOTICE OF SALE
Public Trustee No. 2017-0171
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On May 26, 2017, 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 Mesa records.
Original Grantor MARVIN H. IRWIN AND JUDY IRWIN
Original Beneficiary MORTGAGE PORTFOLIO SERVICES, INC.
Current Beneficiary MIDFIRST BANK
Date of Deed of Trust 9/21/2001
Recording Date of Deed of Trust 9/25/2001
Recorded in Mesa County Reception No. 2016703 Book 2927 Page 287
Original Principal Amount $83,194.00
Outstanding Balance $61,513.69
Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Failure to make timely payments required under said Deed of Trust and the Evidence of Debt secured thereby.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
LOT 3 IN BLOCK 2 OF PARK ESTATES, MESA COUNTY, STATE OF COLORADO.
which has the address of: 2938 View Drive
Grand Junction, CO 81504
NOTICE OF SALE
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 a.m. on September 13, 2017, At the Mesa County Public Trustee's Office, 544 Rood Avenue, Grand Junction, Colorado, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.
First Publication: 7/20/2017
Last Publication: 8/17/2017
Published in: The Daily Sentinel
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.
IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.
Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov
Dated: 5/30/2017
MICHAEL D. MORAN
MESA COUNTY PUBLIC TRUSTEE
(SEAL)
By:
Amanda J. Seaver
Deputy Public Trustee
Attorney: EVE GRINA Attorney Registration #43658
MCCARTHY & HOLTHUS, LLP
7700 E. ARAPAHOE ROAD, SUITE 230 , CENTENNIAL, COLORADO 80112
Phone: (877) 369-6122 Fax:
Attorney file #: CO-17-769989-LL

NOTICE OF FINAL SETTLEMENT
NOTICE IS HEREBY GIVEN that after the 14th of August 2017, at 8:00 a.m., at the Mesa County Valley School District No. 51 Administrative Offices, 2115 Grand Avenue, Grand Junction, Co. 81501, the School District will make final settlement with:
Carpetland USA, 2860 North Avenue, Grand Junction, CO 81501, hereinafter called the Contractor on the account for the contract for the partial carpet replacement projects at the following schools: Taylor Elementary School, IFB 1617/009. Grand Junction High School, Central High School, Fruita Middle School and East Middle School to include all change orders associated with IFB 1617/023 and the Administration breakroom project of IFB 1617/035.
Inside Story, 360 W. Gunnison Ave., Grand Junction, CO 81501, hereinafter called the Contractor on the account for the contract for partial flooring installation project at the Administration restrooms, 2215 Grand Avenue, Grand Junction, CO 81501. PA171839
Commercial Specialists, Inc., 601 Mulberry Street, Grand Junction, CO 81501 hereinafter called the Contractor on the account for the contract calling for the installation of Carehawk intercommunication systems at both Thunder Mountain Elementary School, PA171929, and Loma Elementary School, PA171928.
Anyone who has furnished labor, materials, team hire, sustenance, or any other supplies used or consumed on this project, whose claim, therefore, has not been paid may, at any time up to and including the time of final settlement, file with the School District, at its above address, a verified statement of claim of the amount due and unpaid on such claim. Failure to timely file will relieve the School District from any duty to withhold funds for such claim.
DATED THIS on July 28, 2017
MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51
BY: Lisa Sharp
Director of Purchasing/Warehouse Services
Published: August 3, 4, 2017.

Newspaper Publication of Notice
The Colorado Department of Health Care Policy and Financing invites the public to comment on proposed waiver amendment to the Children with Autism (CWA) waiver.
The proposed amendment includes the schedule to phase out the CWA waiver due to behavioral therapy services moving to the Early and Periodic Screening, Diagnostic and Treatment (EPSDT) program. The Department has asked for an effective date of July 1st, 2018.
For a more detailed summary of all changes, please go to the Department's website at https://www.colorado.gov/pacific/hcpf/hcbs-waiver-transition to view the full draft waiver and the amendment fact sheet. You may also obtain a paper or electronic copy by calling Laura Russell at 303-866-4648 or by writing or visiting the Department at 1570 Grant St, Denver, CO 80203.
The public comment period is open for 30 days, from July 20th through August 18th, 2017. Comments should be submitted to the Department through the following routes:
1. By Email: LTSS.PublicComment@hcpf.state.co.us (subject line: CWA Waiver Amendment)
2. By Phone: 303-866-4648
3. By US Mail: Attention: Laura Russell, 1570 Grant Street, Denver, CO 80203
4. By Fax: Attention: Laura Russell 303-866-2786
Contact Information: Laura Russell, Children's Waiver Specialist
Email/Telephone: Laura.Russell@state.co.us
Published:July 20, August 3, 2017.

PUBLIC NOTICE
NOTICE OF HEARING
PURSUANT TO SECTION 5.22.060, 14.01.060 OF THE TOWN OF DEBEQUE, COLORADO
NOTICE IS HEREBY GIVEN THAT AN APPLICATION HAS BEEN MADE FOR A RME: RETAIL LICENSE, ON 06/20/2017. BUDS, Llc/MARK GERHARD GM 2536 RIMROCK AVE, SUITE 400-280 GRAND JUNCTION, CO 81505,
PROPOSED PREMISE:
PI#2445-232-00-203 2034 FRONTAGE RD, DEBEQUE, CO 81630
A PUBLIC HEARING WILL BE HELD ON
MONDAY AUGUST 21ST, 2017 AT 6:00 P.M.
IN THE COMMUNITY CENTER 381 MINTER AVENUE DEBEQUE, CO
ALL INTERESTED PERSONS MAY APPEAR AT SAID Meeting/HEARING. THE APPLICATION CAN BE VIEWED AT THE TOWN OF DEBEQUE OFFICES, LOCATED AT 381 MINTER AVENUE, DEBEQUE CO 81630, PHONE# 970-283-5475 BETWEEN THE HOURS OF 9:00 A.M. TO 4:30 P.M. MONDAY THRU FRIDAY.
TOWN OF DEBEQUE
BOARD OF TRUSTEES
P.O. BOX 60
DEBEQUE, CO. 81630
(970) 283-5475
TOWN OF DEBEQUE, COLORADO
LANCE STEWART, TOWN MANAGER
Published: August 3, 2017.

County Court,
Mesa County, Colorado
Case Number: 17C947
PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
PUBLIC NOTICE is given on July 13, 2017, that a Petition for a Change of Name of an Adult has been filed with the Mesa County Court. The Petition requests that the name of Tristin Erik Sargent be changed to Tristin Erik Nielsen.
Charlene Benton,
Clerk of Court (SEAL)
By /s/ K. McNeil
Deputy Clerk
Published: August 1, 2, 3, 2017.