

**COMBINED NOTICE - PUBLICATION
(CRS §38-38-103) FORECLOSURE SALE NO. 2017-002**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On **June 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 Ouray County records.

Original Grantor(s)	Byrd Moore Williams and Lori Lanette Williams
Original Beneficiary(ies)	Wells Fargo Bank, N.A.
Current Holder of Evidence of Debt	Wells Fargo Bank, N.A.
Date of Deed of Trust	June 8, 2012
County of Recording	Ouray
Recording Date of Deed of Trust	June 29, 2012
Recording Information (Reception No. and/or Book/Page No.)	At Reception No. 207714
Original Principal Amount	\$360,228.00
Outstanding Principal Balance	\$327,587.61

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: the 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.

All that certain parcel of land situated in Ouray County, State of Colorado, being known and designated as Lot 18, Plat of Lot A Le Rach Subdivision. By fee simple deed from New West and Sons LLC as set forth in Doc# 195351 dated 07/02/2007 and recorded 07/05/2007, Ouray County Records, State of Colorado.

Also known by street and number as: 406 Le Ranch Blvd, Ridgway, Colorado 81432

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

If applicable, a description of any changes to the deed of trust described in the notice of election and demand pursuant to affidavit as allowed by statutes:

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at **10:00 a.m. on Wednesday, October 25, 2017, at the front entrance of the Ouray County Courthouse, 541 4th Street, Ouray, CO**, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

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

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

First Publication August 31, 2017
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Name of Publication Ouray County Plaindealer
DATE: June 28, 2017

Jeannine Casolari

Ouray County Public Trustee

The name, address, business telephone number and bar registration number of the attorney representing the legal holder of the indebtedness is:
Eve Grina, #43658

McCarthy & Holthus, LLP
7700 E. Arapahoe Road, Suite 230
Centennial, CO 80112
Phone: 877/369-6122
Fax: 866/894-7369

Attorney File # MH CO-17-771924-LL

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