

**COMBINED NOTICE - PUBLICATION
(CRS §38-38-103) FORECLOSURE SALE NO. 2018-002**

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

On **January 18, 2018**, 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)	Bryan Michael Milligan
Original Beneficiary(ies)	Mark F. Nichols
Current Holder of Evidence of Debt	Mark F. Nichols
Date of Deed of Trust	December 14, 2016
County of Recording	Ouray
Recording Date of Deed of Trust	December 14, 2016
Recording Information (Reception No. and/or Book/Page No.)	At Reception No. 217594
Original Principal Amount	\$524,000.00
Outstanding Principal Balance	\$517,645.83

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 necessarily limited to, the failure of Borrower to make payments of principal and interest when due together with all other payments required under the Deed of Trust and Evidence Debt.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

ADDENDUM A

The N1/2N1/2SE1/4, Section 22, Township 47 North, Range 9 West, N.M.P.M. more specifically defined as beginning at the Southeast Corner of Section 22, Township 47 North, Range 9 West, N.M.P.M.; Thence North 00° 57' 30" East 1318.20 feet, along the easterly boundary of said Section 22, to the S1/16 of Section 22,, North 00° 58' 13" East 659.17 feet, along said easterly boundary, to the Southeast Corner of said Parcel, the True Point of Beginning;

Thence North 00° 58' 13" East 659.17 feet along said Easterly boundary, to the ¼ Corner of Section 22 and the northeast corner of said Parcel;

“ South 89° 16' 45" West 2614.12 feet, along the northerly boundary of the N1/2SE1/4, said Section 22, to the corner ¼ of Section 22, also the northwest corner of said parcel;

“ South 02° 05' 59" West 658.38 feet, along the westerly boundary of the N1/2SE1/4 of said Section 22, to the southwest corner of said parcel;

“ North 89° 18' 37" East 2626.87 feet to the True Point of Beginning; as shown on boundary survey recorded August 19, 2003 at Reception No. 182107, County of Ouray, State of Colorado.

Also known by street and number as: 378 Weahgatay Road, Montrose, Colorado 81403

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, May 9, 2018, 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**

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DATE: January 23, 2018

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:
Bryce Palo #12464
Nugent & Palo LLC
P.O. Box 1902
Grand Junction, CO 81502
Phone: 970-243-0077
Fax: 970-243-3905
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.