

Legal Notice No. 47729

**COMBINED NOTICE - PUBLICATION
(CRS §38-38-103) FORECLOSURE SALE NO. 2018-007**

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

On **August 16, 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 County of **Ouray** records.

Original Grantor(s)	Larry C. Coe and Sue L. Coe
Original Beneficiary(ies)	Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First Ohio Banc & Lending
Current Holder of Evidence of Debt	Ditech Financial LLC
Date of Deed of Trust	July 21, 2006
County of Recording	Ouray
Recording Date of Deed of Trust	August 03, 2006
Recording Information (Reception No. and/or Book/Page No.)	At Reception No. 192502
Original Principal Amount	\$417,000.00
Outstanding Principal Balance	\$416,999.98

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.

Parcel 1, Richard Allen Culvar Exception, Located in the S/2 NW/4 of Section 9, Township 46 North, Range 6 West, R.M.F.M., According to the Plat Filed of Record in the Office of the Clerk and Recorder at Reception Number 141782, County of Ouray, State of Colorado.

Also known by street and number as: 209 Spud Hill Road, Montrose, CO 81401

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, December 12, 2018, at the Ouray County Offices, Second Floor Lobby, 112 Village Square West, Ridgway, CO 81432**, 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.

First Publication	October 18, 2018
Last Publication	November 15, 2018
Name of Publication	Ouray County Plaindealer
DATE: <u>August 21, 2018</u>	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:

Nichole Williams, Esq. #49611
Barrett Frappier & Weisserman, LLP
1199 Bannock Street
Denver, CO 80204
Phone: 303-350-3711
Fax: 303-813-1107
Attorney File # 00000007381874

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.