

**COMBINED NOTICE - PUBLICATION**  
**(CRS §38-38-103) FORECLOSURE SALE NO. 2019-001**

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

On **January 16, 2019**, 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)	William Hill and Amy Hill
Original Beneficiary(ies)	Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc.
Current Holder of Evidence of Debt	Nationstar Mortgage LLC d/b/a Mr. Cooper
Date of Deed of Trust	6/5/2009
County of Recording	Ouray
Recording Date of Deed of Trust	6/26/2009
Recording Information (Reception No. and/or Book/Page No.)	At Reception No. 200983
Original Principal Amount	\$231,000.00
Outstanding Principal Balance	\$212,162.64

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.**

**Parcel B, Scott-Hill Lot Split, as shown on plat recorded December 12, 2008, under Reception No. 199597,  
County of Ouray, State of Colorado.**

**Also known by street and number as: 137 Fedel Ct Ouray, Colorado 81427**

**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 15, 2019, 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	March 21, 2019
Last Publication	April 18, 2019
Name of Publication	Ouray County Plaindealer
DATE: <u>January 17, 2019</u>	Jill Mihelich

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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:

Courtney Wright #45482  
McCarthy & Holthus LLP  
7700 E. Arapahoe Road, Suite 230  
Centennial, CO 80112  
Phone: 877-369-6122  
Fax: 866-894-7369  
Attorney File # CO-18-844864-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.