

COMBINED NOTICE - PUBLICATION
(CRS §38-38-103) FORECLOSURE SALE NO. 2018-008

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

On **December 11, 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)	Ira Knutson
Original Beneficiary(ies)	Bank of the West
Current Holder of Evidence of Debt	BANK OF THE WEST
Date of Deed of Trust	September 26, 2008
County of Recording	Ouray
Recording Date of Deed of Trust	October 14, 2008
Recording Information (Reception No. and/or Book/Page No.)	At Reception No. 199253
Original Principal Amount	\$100,000.00
Outstanding Principal Balance	\$99,447.51

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 monthly installment payment(s) due thereunder.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Schedule "A"

The real property, together with improvements, if any, situate, lying and being in the County of Ouray and Colorado, described as follows:

A tract of land in part of the N ½ N1/2 of Section 24, Township 44 North, Range 8 West, N.M.P.M. described as beginning at a point on the centerline of existing county road whence the North quarter corner of said Section 24, bears North 45°48'44" West, 681.88 feet; thence South 01°45' West 29.00 feet; thence South 09°39'26" West, 311.47 feet; thence North 78°06' West, 777.49 feet; thence North 284.23 feet; thence North 82°00' East, 184.00 feet; thence South 08°00' East, 63.00 feet; thence South 80°14'01" East, 471.37 feet; thence North 24°04'19" West, 70.63 feet; thence South 73°15' East, 195.50 feet to the point of beginning,

Except that portion of county road that lies Southwesterly of the Northeasterly line of the above description,

Also except that portion per the boundary adjustment survey recorded September 4, 2003 at Reception No. 182273,

County of Ouray,

State of Colorado

Subject to restrictions, reservations, easement, covenants, oil, gas or mineral rights of record, if any.

Also known by street and number as: 181 Sunshine Lane, Ouray, CO 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, April 10, 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 February 14, 2019

Last Publication March 14, 2019

Name of Publication Ouray County Plaindealer

DATE: December 12, 2018 Jill Mihelich

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:

John A. Lobus #3648

Bradley Devitt Haas & Watkins, P.C.

2201 Ford Street

Golden, CO 80401

Phone: 303-384-9228

Fax: 303-384-9231

Attorney File # BOW 181-235692/ft230990

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.