

COMBINED NOTICE - PUBLICATION
(CRS §38-38-103) FORECLOSURE SALE NO. 2019-002

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On **February 7, 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)	Karen A. Hawkins
Original Beneficiary(ies)	Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Finance America, LLC, DBA Finam, LLC
Current Holder of Evidence of Debt	Deutsche Bank National Trust Company, As Indenture Trustee under the indenture relating to IMH Assets Corp., collateralized asset-backed bonds, series 2005-7
Date of Deed of Trust	July 27, 2005
County of Recording	Ouray
Recording Date of Deed of Trust	August 23, 2005
Recording Information (Reception No. and/or Book/Page No.)	At Reception No. 188975
Original Principal Amount	\$199,000.00
Outstanding Principal Balance	\$229,971.20

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.

Unit W, My-An Yours Condominiums, according to the recorded plat filed 1-14-97 at Reception No. 163472; A replat of Lot 16 Solar Ranches filing No. 2A at Reception No. 150475, together with condominium declaration of My-An Yours Condominiums Recorded 1-14-97 at Reception No. 163471, Town of Ridgway, County of Ouray, State of Colorado.

Also known by street and number as: 825 Chipeta Unit W, Ridgway, CO 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, June 5, 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 April 11, 2019

Last Publication May 9, 2019

Name of Publication Ouray County Plaindealer

DATE: February 19, 2019 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:

Joseph D. DeGiorgio #45557
Barrett Frappier & Weisserman, LLP
1199 Bannock Street
Denver, CO 80204
Phone: 303-350-3711
Fax: 303-813-1107
Attorney File # 00000008068454

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.