COMBINED NOTICE - PUBLICATION
(CRS §38-38-103) FORECLOSURE SALE NO. 2019-003

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

On **February 20, 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)	Steven A. Haag
Original Beneficiary(ies)	Mortgage Electronic Registration Systems, Inc. as nominee for Carrington Mortgage Services, LLC, its successors and assigns
Current Holder of Evidence of Debt	Carrington Mortgage Services, LLC
Date of Deed of Trust	December 22, 2017
County of Recording	Ouray
Recording Date of Deed of Trust	December 27, 2017
Recording Information (Reception No. and/or Book/Page No.)	At Reception No. 220095
Original Principal Amount	$407,508.00
Outstanding Principal Balance	$404,864.92

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: Borrower's failure to make timely payments as required under the Evidence of Debt and Deed of Trust.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Lot 27, Block B, Loghill Village Unit 1, according to the recorded plat filed June 25, 1976 under Reception No. 122035, County of Ouray, State of Colorado.
APN #: 430506112001

Also known by street and number as: 1458 Ponderosa Dr, 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 19, 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 25, 2019
Last Publication May 23, 2019
Name of Publication Ouray County Plaindealer

DATE: February 26, 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:
Alison L. Berry #34531
Janeway Law Firm, P.C.
9800 S. Meridian Blvd., Suite 400
Englewood, CO 80112
Phone: 303-706-9990
Fax: 303-706-9994
Attorney File # JLF No.: 19-020759
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.