

**COMBINED NOTICE - PUBLICATION
(CRS §38-38-103) FORECLOSURE SALE NO. 2019-006**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On **April 3, 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)	Rodney G Anderson
Original Beneficiary(ies)	Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, Inc.
Current Holder of Evidence of Debt	The Bank Of New York Mellon Fka The Bank Of New York, As trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-43CB, Mortgage Pass-Through Certificates, Series 2006-43CB
Date of Deed of Trust	12/13/2006
County of Recording	Ouray
Recording Date of Deed of Trust	1/22/2007
Recording Information (Reception No. and/or Book/Page No.)	At Reception No. 194005
Original Principal Amount	\$255,000.00
Outstanding Principal Balance	\$261,673.00

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:
The 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.

EXHIBIT A

The following described properly located in the County of Ouray, State of Colorado, described as follows:

A tract of land situate in Lot 1, Section 2, Township 46 North, Range 9 West, New Mexico Principal Meridian, more particularly described as beginning at a No. 4 Re Bar and cap marked LS 7160 at the intersection of the North line of said Lot 1 and the Westerly right-of-way of Ouray County Road No. 1 (being 40 feet from the centerline of said road) whence the Northeast corner of said Lot 1 bears south 89 degrees 20 minutes 00 seconds East 1.56 feet; thence North 89 degrees 20 minutes 00 seconds West, 1283.83 feet to the Northwest corner of said Lot 1; thence South 0 degrees 57 minutes 50 seconds West 1455.33 feet along the West line of said Lot 1 to A No. 4 re bar and cap marked LS 7160, whence the South corner of said Lot 1 bears South 0 degrees 57 minutes 50 seconds West, 30.00 feet; thence South 89 degrees 03 minutes 23 seconds East, 1176.93 feet parallel with the South line of said Lot 1 to A No. 4 re bar and cap marked LS 7160 and the Westerly right-of-way of said country road; thence along said right-of-way the following five course: 233.80 feet along a curve to the right having a radius of 1943.00 feet, the chord of this curve bears North 4 degrees 40 minutes 16 seconds West 233.66 feet; thence North 1 degrees 13 minutes 26 seconds West, 572.96 feet, 285.26 feet along the arc of a curve to the right having a radius of 735.00 feet. The curve of this chord bears North 9 degrees 53 minutes 40 seconds East, 283.47 feet; North 21 degrees 00 minutes 47 seconds East, 190.68 feet, 202.52 feet along the arc of a curve in the left having a radius of 730.00 feet, the chord of this curve bears North 13 degrees 03 minutes 56 seconds East 201.87 feet to the point of beginning. Also beginning at the SE corner of Lot 1, Section 2, Township 46 North, Range 9 West, New Mexico Principal Meridian, thence North 89 degrees 03 minutes 3 seconds West 30 feet to the true point of beginning of said right-of-way thence North 89 degrees 03 minutes 23 seconds West 1265.86 feet to the SW corner of Lot 1 thence North 0 degrees 57 minutes 50 seconds East 30 feet along tee West line of said Lot 1; thence South 89 degrees 03 minutes 23 seconds East 1265.64 feet to the West boundary of the county road; thence South 00 degrees 33 minutes 40 seconds West 30.00 feet to the point of beginning. Except a tract of land situate in Lot 1, Section 2, Township 46 North, Range 9 West, New Mexico Principal Meridian, more particularly described as commencing at the Southeast corner of said Lot 1; thence North 89 degrees 03 minutes 23 seconds West, 30.00 feet to the true point of beginning; thence North 89 degrees 03 minutes 23 seconds West, 88.71 feet parallel with the South line of said Lot 1 to a No. 4 re bar and cap marked LS 7160 and the Westerly right-of-way Ouray County Road No. 1 (Existing October 3, 1979); thence along said right-of-way the following five courses: 233.80 feet along the arc of a curve to the having a radius of 1943.00 feet,. The chord of the curve bears North 4 degrees 0 minutes 16 seconds West, 333.66; North 1 degrees 13 minutes 26 seconds West, 572.92 feet, 285.26 feet along the arc of a curve to the right having a radius of 735.00 feet. The chord of this curve bears North 9 degrees 53 minutes 40 seconds East, 283.41 feet, North 21 degrees 00 minutes 47 seconds East, 190.68 feet, 47.94 feet along the arc of a curve to the left having a radius of 730.00 feet, the chord of this curve bears North 9 degrees 07 minutes 54 seconds East, 47.93 feet to a point lying North 89 degrees 26 minutes 20 seconds West, 30.00 feet from the East line of said Lot 1; thence South 0 degrees 33 minutes 40 seconds West, 1309.74 feet to the true point of beginning.

Address: 5021 County Road 1; Montrose, CO 81401 Tax Map or Parcel ID No.: 425702100134

*Pursuant to that certain Correction Affidavit Re: Final Judgement and Decree dated 10/14/2016, Recorded 3/5/2019 at Reception No. 222579, Ouray County, Colorado

Also known by street and number as: 5021 County Road 1, Montrose, CO 81401-9444 aka 137 Molly's Way, Montrose, CO 81403
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, July 31, 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 June 13, 2019

Last Publication July 11, 2019

Name of Publication Ouray County Plaindealer

DATE: April 16, 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:

Steven Bellanti #48306

McCarthy & Holthus LLP

7700 E. Arapahoe Road, Suite 230

Centennial, CO 80112

Phone: 877-369-6122

Fax: 866-894-7369

Attorney File # CO-17-801724-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.