

FORECLOSURE SALE NO. 2022-032

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

On September 6, 2022, 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 Montrose records.

Original Grantor(s)
 Kristen Sandoval, Mario Sandoval
 Original Beneficiary(ies)
 Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Bay Equity LLC
 Current Holder of Evidence of Debt
 Lakeview Loan Servicing, LLC
 Date of Deed of Trust
 August 24, 2017
 County of Recording Montrose
 Recording Date of Deed of Trust
 August 25, 2017

Recording Information (Reception No. and/or Book/Page No.) 889214
 Original Principal Amount
 \$158,585.00
 Outstanding Principal Balance
 \$149,111.62

Pursuant to CRS §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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN. Lots 9, 10, 11 and 12, Block 7, Willerup's Subdivision, according to the official plat thereof, being a part of the City of Montrose, Colorado Also known by street and number as: 32 N Maple Ave, Montrose, CO 81401. THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST. 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 AM on Wednesday, 01/04/2023, at Office of the Public Trustee, 320 South First Street, Room 106, Montrose, CO 81401, 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.

First Publication 11/10/2022
 Last Publication 12/8/2022

Name of Publication The Montrose Daily Press 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; DATE: 09/06/2022

Rosemary M. Murphy, Public Trustee in and for the County of Montrose, State of Colorado. The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

Scott D. Toebben #19011
 Randall S. Miller & Associates, P.C.
 216 16th Street, Suite 1210, Denver,
 CO 80202 (720) 259-6710
 Attorney File # 22CO00222-1

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.

Published in the Montrose Daily Press November 10, 17, 24, December 1 and 8, 2022

FORECLOSURE SALE NO. 2022-034

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust: On September 27, 2022, 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 Montrose records.

Original Grantor(s) Joshua Paradis
 Original Beneficiary(ies)
 Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for New Penn Financial, LLC, its successors and assigns
 Current Holder of Evidence of Debt
 NewRez LLC d/b/a Shellpoint Mortgage Servicing
 Date of Deed of Trust
 May 31, 2017
 County of Recording Montrose
 Recording Date of Deed of Trust
 May 31, 2017

Recording Information (Reception No. and/or Book/Page No.) 886343
 Original Principal Amount
 \$159,065.00
 Outstanding Principal Balance
 \$145,253.84

Pursuant to CRS §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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN. LOTS 11 AND 12, BLOCK 12, FAIR GROUND PLAT, COUNTY OF MONTROSE, STATE OF COLORADO Also known by street and number as: 120 N Stough Avenue, Montrose, CO 81401. THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST. 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 AM on Wednesday, 01/18/2023, at Office of the Public Trustee, 320 South First Street, Room 106, Montrose, CO 81401, 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.

First Publication 11/25/2022
 Last Publication 12/22/2022

Name of Publication The Montrose Daily Press 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; DATE: 09/27/2022

Rosemary M. Murphy, Public Trustee in and for the County of Montrose, State of Colorado. The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

Amanda Ferguson #44893
 Halliday, Watkins & Mann, P.C. 355
 Union Blvd., Ste. 250, Lakewood,
 CO 80228 (303) 274-0155 Attorney
 File # CO-20151 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.

Published in the Montrose Daily Press November 25, December 1, 8, 15 and 22, 2022

None at this time.

SEMI-ANNUAL FINANCE STATEMENT

**COUNTY OF MONTROSE, COLORADO
SEMI-ANNUAL FINANCIAL REPORT JUNE 30, 2022**

	BALANCE 1/1/2022	PROPERTY TAXES	SPECIFIC OWNERSHIP	OTHER INCOME	DISBURSE- MENTS	BALANCE 6/30/2022
GENERAL FUND	17,307,034.94	12,361,679.90	1,067,298.41	11,234,625.30	(16,555,515.28)	25,329,760.50
ROAD AND BRIDGE	7,333,043.82	0.47		9,142,276.28	(10,707,645.15)	5,767,675.42
CONSERVATION TRUST	218,762.76			82,873.15	(75,000.00)	226,635.91
EMPLOYEE BENEFIT	24,027.56	5.55		5,990,356.65	(6,349,537.65)	(335,147.89)
RETIREMENT FUND	0.00	0.50		772,961.35	(763,405.30)	9,556.55
SOLID WASTE FUND	2,040,075.94			99,456.37	(14,074.62)	2,125,457.69
TELECOMMUNICATIONS	0.00	0.15		(0.15)		0.00
COUNTY CLERK TECH	43,242.61			6,812.00	(5,826.02)	44,228.59
FLEET FUND	2,379,923.52			1,597,032.82	(1,405,671.54)	2,571,284.80
IMPACT FEES	99,970.05				(49,984.98)	49,985.07
LOCAL PUBLIC HEALTH	94,914.70			1,275,770.35	(957,096.96)	413,588.09
PUBLIC SAFETY	6,065,415.56			8,469,572.63	(7,687,495.92)	6,847,492.27
FAIRGROUNDS-EVENT	675,331.84			1,054,360.14	(1,032,006.58)	697,685.40
COUNTY CLERK CLEAR	1,071,184.05			7,987,207.60	(7,802,357.44)	1,256,034.21
CAPITAL EXPEND	17,322,718.66			4,675,465.39	(128,174.13)	21,870,009.92
HOLDING-UNCLAIMED	0.00			8,146.10	(1,914.48)	6,231.62
FINANCIAL ASSURANCE	839,146.17			1,172.62		840,318.79
COUNTY DEBT	349,681.78			605,036.61	(154,230.46)	800,487.93
SOCIAL SERVICES	4,204,869.33	1,891,152.54		2,878,641.68	(3,515,185.86)	5,446,418.61
AIRPORT	10,357,120.12			20,921,331.92	(11,536,492.13)	19,741,959.91
CITY OF MONTROSE	7,005.14			43,660.76	(42,396.47)	8,269.43
TOWN OF OLATHE	2,068.60	130,692.61	9,794.41	6,931.16	(128,772.92)	20,713.86
TOWN OF NATURITA	751.94	38,658.04	3,458.74	2,815.70	(39,655.11)	6,029.31
TOWN OF NUCLA	1,009.00	51,382.54	4,008.27	4,273.89	(53,391.64)	7,282.06
MONTROSE FIRE	57,924.04	4,725,293.30	351,531.60	165,344.03	(4,307,682.84)	953,054.46
OLATHE FIRE	5,651.87	445,703.20	34,231.91	18,594.32	(421,459.18)	82,722.12
NUC-NAT FIRE	1,041.85	90,101.05	7,176.10	3,442.82	(83,728.00)	18,033.82
NORWOOD FIRE	875.97	68,997.69	5,268.94	2,667.65	(62,326.76)	15,483.49
CRAWFORD FIRE	248.80	16,244.75	1,357.63	619.91	(8,070.62)	10,400.47
N FORK AMBULANCE	409.49	28,421.75	2,359.71	1,028.74	(27,614.09)	4,605.60
OLATHE CEMETERY	613.10	45,351.16	3,491.05	1,883.24	(42,699.41)	8,639.14
NUC-NAT CEMETERY	8,534.45	7,603.54	581.85	6,054.55	(7,352.38)	15,422.01
CRAWFORD CEMETERY	36.28	2,599.21	226.27	94.11	(2,532.78)	423.09
PEA GREEN CEMETERY	15.55	1,243.54	96.97	49.40	(1,259.95)	145.51
UNCOMPAGRE PEST	0.00	0.09		(0.09)		0.00
CO RIVER WATER	3,674.51	296,847.30	22,174.76	10,504.85	(271,411.51)	59,609.07
TRI-COUNTY WATER	13,631.98	1,089,257.56	81,361.39	38,654.13	(994,504.04)	220,217.34
BOSTWICK WATER	3,037.89	258,832.70	19,200.90	8,098.41	(234,452.10)	50,729.84
S WESTERN WATER	186.60	15,402.45	1,196.01	364.82	(13,675.93)	3,473.95
SAN MIGUEL WATER	15.55	1,248.14	96.97	29.42	(1,068.40)	321.68
CRAWFORD WATER	5.18	117.63		9.61	(107.36)	25.06
FRUITLAND WATER	66.90					66.90
PARADOX WATER	3,054.08	705.71	64.63	21.08	(14.51)	3,830.99
W MONTROSE SANI	850.07	64,752.72	4,816.37	2,743.17	(58,270.26)	14,892.07
MONTROSE REC	27,502.73	2,507,132.42	186,287.47	89,431.29	(2,279,233.99)	511,383.26
CORNERSTONE METRO	1,440.97	48,683.79	9,115.60		(57,585.54)	1,654.82
MURA CO OUTDOORS	0.00				(282,707.93)	6,120.06
MONTROSE DDA	0.00	76.77			(49.35)	27.42
SMITH FORK WATER	0.00	585.00			(585.00)	0.00
EAST NIAGARA	0.00	199.82			(199.82)	0.00
RIVERWOOD ESTATES	6,929.98	54,549.24			(54,874.18)	6,605.04
MONTROSE LIBRARY	29,519.39	2,393,679.70	179,046.75	82,784.88	(2,182,329.28)	485,942.33
DELTA LIBRARY	207.33	14,493.58	1,196.01	525.01	(14,074.67)	2,347.26
MONTROSE SCHOOL	191,471.76	13,649,673.68	1,154,445.88	801,401.08	(15,452,028.40)	244,761.78
MONTROSE SCL BOND	37.92	1,800,357.69		63,262.58	(1,518,830.54)	344,827.65
NORWOOD SCHOOL	2,182.18	113,465.27	9,471.15	3,151.45	(127,915.22)	354.83
NORWOOD SCL BOND	0.00	14,669.32		377.68	(12,691.62)	2,355.38
WEST END SCHOOL	8,630.22	716,865.81	61,804.94	18,281.06	(794,481.27)	11,100.76
WEST END SCL BOND	0.00	81,800.09		2,087.13	(64,464.12)	19,423.10
TREASURERS FEE	1,400.86			188,221.86	(189,462.28)	160.44
DELTA SCHOOL	1,912.65	114,729.95	11,313.64	4,154.70	(131,480.76)	630.18
DELTA SCL BOND	0.00	21,373.66		773.64	(18,941.94)	3,205.36
FUTURE TAXES	112,474.93			(108,842.29)		3,632.64
OVERS-SHORTS	763.92			(13.87)		750.05
CITY OF MONT DEL UTIL	0.00	432.92			(218.62)	214.30
TOWN OF NAT DEL CHG	0.00	2,240.30			(1,669.76)	570.54
TOWN OF OLATHE DEL CHG	0.00	4,323.36			(3,540.53)	782.83
CITY OF MONT DEL WEED	0.00	1,664.74			(1,215.90)	448.84
W MONT SANI DEL	0.00	4,819.00			(3,129.57)	1,689.43
CO NEW ENERGY IMP	0.00	113,787.28			(101,039.07)	12,748.21
County Funds Total:	70,921,647.09	43,291,899.18	3,232,474.33	78,266,580.69	(98,836,810.12)	96,875,791.17
		CERTIFIED BY ROSEMARY M. MURPHY				
		MONTROSE COUNTY TREASURER				