

FORECLOSURES

FORECLOSURE SALE NO. 2023-006

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust: On March 6, 2023, 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) Marco Garcia
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc. as nominee for Academy Mortgage Corporation, Its Successors and Assigns
Current Holder of Evidence of Debt
Lakeview Loan Servicing, LLC
Date of Deed of Trust
August 06, 2015
County of Recording
Montrose

Recording Date of Deed of Trust
August 07, 2015
Recording Information (Reception No. and/or Book/Page No.)
867604

Original Principal Amount
\$97,959.00
Outstanding Principal Balance
\$84,986.61

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. Therefore, the current holder of the Evidence of Debt has elected to accelerate the entire indebtedness.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 13, TODD'S TOWN SUBDIVISION FILING NO. 1, COUNTY OF MONTROSE, STATE OF COLORADO
Also known by street and number as:
722 S Wortman Ave, Olathe, CO 81425.

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, 06/28/2023, 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 5/4/2023

Last Publication 6/1/2023

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: 03/06/2023

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: Ilene DellAcqua #31755 McCarthy & Holthus, LLP 7700 E. Arapahoe Rd, Suite 230, Centennial, CO 80112 (877) 369-6122 Attorney File # CO-22-951067-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.

Published in the Montrose Daily Press May 4, 11, 18, 25 and June 1, 2023

None at this time

SEMI-ANNUAL FINANCE STATEMENT

**COUNTY OF MONTROSE, COLORADO
SEMI-ANNUAL FINANCIAL REPORT DECEMBER 31, 2022**

	BALANCE	PROPERTY	SPECIFIC	OTHER	DISBURSE-	BALANCE
	<u>7/1/2022</u>	<u>TAXES</u>	<u>OWERSHIP</u>	<u>INCOME</u>	<u>MENTS</u>	<u>12/31/2022</u>
GENERAL FUND	25,329,760.50	543,776.12	1,176,268.33	6,885,599.17	(16,699,661.07)	17,227,216.56
ROAD AND BRIDGE	5,767,675.42			10,034,580.96	(7,889,210.69)	7,913,045.69
CONSERVATION TRUST	226,635.91			80,368.77	(75,000.00)	232,004.68
EMPLOYEE BENEFIT	(335,147.89)			5,511,040.94	(5,440,667.04)	(264,773.99)
RETIREMENT FUND	9,556.55			750,151.76	(759,708.31)	0.00
SOLID WASTE FUND	2,125,457.69			101,236.76	(3,734.22)	2,222,960.23
COUNTY CLERK TECH	44,228.59			1,416,190.19	(1,431,978.30)	28,440.48
FLEET FUND	2,571,284.80			1,446,545.95	(1,791,220.12)	2,226,610.63
IMPACT FEES	49,985.07				(49,985.07)	0.00
LOCAL PUBLIC HEALTH	413,588.09			956,383.96	(913,628.86)	456,343.19
PUBLIC SAFETY	6,847,492.27			8,801,470.01	(7,480,268.20)	8,168,694.08
FAIRGROUNDS-EVENT	697,685.40			1,131,925.11	(736,278.53)	1,093,331.98
COUNTY CLERK CLEAR	1,256,034.21			8,575,648.44	(8,888,157.74)	943,524.91
CAPITAL EXPEND	21,870,009.92			4,675,000.04	(2,426,784.37)	24,118,225.59
HOLDING-UNCLAIMED	6,231.62					6,231.62
FINANCIAL ASSURANCE	840,318.79			13,498.75		853,817.54
COUNTY DEBT	800,487.93			608,674.92	(1,398,714.84)	10,448.01
SOCIAL SERVICES	5,446,418.61	83,174.50		2,870,190.61	(3,540,425.96)	4,858,053.35
AIRPORT	19,741,959.91			11,780,298.45	(11,570,389.53)	19,951,868.83
CITY OF MONTROSE	8,269.43			50,325.03	(43,790.62)	14,803.84
TOWN OF OLATHE	20,713.86	5,376.00	10,794.39	4,008.74	(38,575.50)	2,317.49
TOWN OF NATURITA	6,029.31	8,195.08	3,811.87	1,385.25	(18,683.52)	737.99
TOWN OF NUCLA	7,282.06	4,097.49	4,417.50	1,861.75	(16,688.03)	970.77
MONTROSE FIRE	953,054.46	171,066.97	387,422.51		(1,445,929.68)	61,683.21
OLATHE FIRE	82,722.12	32,605.26	37,726.94		(147,051.72)	6,002.60
NUC-NAT FIRE	18,033.82	9,407.30	7,908.78		(34,088.26)	1,261.64
NORWOOD FIRE	15,483.49	4,513.50	5,806.90		(23,991.61)	1,812.28
CRAWFORD FIRE	10,400.47	2,674.24	1,496.25		(14,332.90)	238.06
N FORK AMBULANCE	4,605.60	4,664.75	2,600.63		(11,457.19)	413.79
OLATHE CEMETERY	8,639.14	3,390.78	3,847.49		(15,265.25)	612.16
NUC-NAT CEMETERY	15,422.01	642.90	641.26	2,650.00	(4,887.59)	14,468.58
CRAWFORD CEMETERY	423.09	426.61	249.37		(1,059.40)	39.67
PEA GREEN CEMETERY	145.51	44.37	106.90		(279.77)	17.01
CO RIVER WATER	59,609.07	12,084.53	24,438.80		(92,024.37)	3,890.20
TRI-COUNTY WATER	220,217.34	44,456.43	89,668.28		(339,249.07)	14,275.55
BOSTWICK WATER	50,729.84	8,272.84	21,161.28		(76,389.83)	3,367.16
S WESTERN WATER	3,473.95	1,449.39	1,318.11		(5,992.55)	248.90
SAN MIGUEL WATER	321.68	118.94	106.90		(522.66)	24.86
CRAWFORD WATER	25.06	79.63			(104.62)	0.07
FRUITLAND WATER	66.90					66.90
PARADOX WATER	3,830.99	201.90	71.23		(4.04)	4,100.08
W MONTROSE SANI	14,892.07	2,535.42	5,308.11		(21,891.04)	844.56
MONTROSE REC	511,383.26	87,366.59	205,307.21		(769,196.01)	32,687.03
CORNERSTONE	1,654.82	82,418.59	10,046.25		(92,521.24)	1,598.42
MURA CO OUTDOORS	6,120.06				(35,180.97)	0.00
MONTROSE DDA	27.42	111.51			(136.97)	1.96
RIVERWOOD ESTATES	6,605.04				(6,605.04)	0.00
MONTROSE LIBRARY	485,942.33	102,497.34	197,327.19		(752,310.67)	31,782.20
DELTA LIBRARY	2,347.26	2,378.77	1,318.11		(5,834.42)	209.72
MONTROSE SCHOOL	244,761.78	562,867.27	1,272,313.35	37,818.61	(1,900,719.49)	207,032.80
MONTROSE SCL BOND	344,827.65	74,351.17			(419,162.86)	15.96
NORWOOD SCHOOL	354.83	9,412.76	10,438.15		(17,325.50)	2,880.24
NORWOOD SCL BOND	2,355.38	1,966.80			(4,175.73)	146.45
WEST END SCHOOL	11,100.76	53,119.75	68,115.09		(121,480.99)	10,854.61
WEST END SCL BOND	19,423.10	5,808.38			(25,229.77)	1.71
TREASURER FEES	160.44			223,262.47	(222,982.29)	460.62
DELTA SCHOOL	630.18	18,830.26	12,468.76		(29,945.34)	1,983.86
DELTA SCL BOND	3,205.36	3,507.90			(6,713.26)	0.00
FUTURE TAXES	3,632.64			67,737.24		71,369.88
OVERS-SHORTS	750.05			(55.41)		694.64
CITY OF MONT DEL UTIL	214.30	414.33			(628.63)	0.00
TOWN OF NAT DEL CHG	570.54				(570.54)	0.00
TOWN OF OLATHE DEL CHG	782.83	965.91			(1,748.74)	0.00
CITY OF MONT DEL WEED	448.84	185.01			(633.85)	0.00
W MONT SANI DEL	1,689.43	2,521.62			(4,211.05)	0.00
CO NEW ENERGY IMP	12,748.21				(12,748.21)	0.00
County Funds Total:	96,875,791.17	1,951,978.91	3,562,505.94	66,027,818.47	(77,878,133.64)	90,539,960.85
		CERTIFIED BY ROSEMARY M. MURPHY				
		MONTROSE COUNTY TREASURER				