

**COMBINED NOTICE of SALE and RIGHT TO CURE OR REDEEM
FORECLOSURE SALE NO. F-2021-01**

To Whom It May Concern:

On September 15, 2021, the undersigned Public Trustee caused the *Notice of Election and Demand for Sale* relating to the *Deed of Trust* described below to be recorded in the County of Jackson records:

Original Grantor	Bradley Jabe Ferris
Original Beneficiary	MERS as nominee for Guild Mortgage Company, a California Corporation, Its Successors and Assigns
Current Holder of Evidence of Debt	Guild Mortgage Company, LLC
Date of Deed of Trust	January 16, 2019
County of Recording	Jackson
Recording Date of Deed of Trust	January 18, 2019
Recording Information	Reception No. 99884, in Book 191, at Page 998
Original Principal Amount	\$188,657.00
Outstanding Principal Balance	\$186,021.49

YOU ARE NOTIFIED AS FOLLOWS:

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* with the undersigned Public Trustee, as provided by law, due to a default in payment as required by said *Deed of Trust*.

DESCRIPTION OF PROPERTY ("Property")

THE NORTH 20 FEET OF LOT 10 (TEN), AND ALL OF LOTS 11 (ELEVEN) AND 12 (TWELVE), BLOCK 5
TOWN OF WALDEN, EXCEPT THE WEST 8 FEET OF SAID LOTS CONVEYED TO THE TOWN OF WALDEN
BY DEED RECORDED IN BOOK 84 AT PAGE 184
COUNTY OF JACKSON, STATE OF COLORADO

Also known by street and number as: 452 Logan Street, Walden, Colorado 80480

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED
BY THE LIEN OF THE DEED OF TRUST**

NOTICE OF SALE:

THEREFORE, Notice Is Hereby Given that I will, at public auction, at **10:00 a.m. on Wednesday, January 12, 2022, at the office of the Jackson County Public Trustee, 396 LaFever Street, Walden, Colorado**, sell to the highest bidder who has submitted bid funds to the undersigned as specified by C.R.S. §38-38-106(7), the said real property and all interest of the said Grantor and 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: October 28, 2021
Last Publication: November 25, 2021
Name Of Publication: *The Jackson County Star*

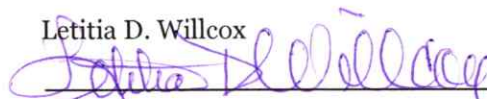
NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF SECTIONS 38-38-103, 38-37-108, 38-38-104, 38-38-301, 38-38-302, 38-38-304, 38-38-305, AND 38-38-306 OF THE COLORADO STATUTES, AS SUCH STATUTES ARE PRESENTLY CONSTITUTED, WHICH MAY AFFECT YOUR RIGHTS, SHALL BE SENT WITH ALL MAILED COPIES OF THIS NOTICE. HOWEVER, YOUR RIGHTS MAY BE DETERMINED BY PREVIOUS STATUTES.

- **A NOTICE OF INTENT TO CURE FILED PURSUANT TO SECTION 38-38-104 SHALL BE FILED WITH THE PUBLIC TRUSTEE AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED;**
- **A NOTICE OF INTENT TO REDEEM FILED PURSUANT TO SECTION 38-38-302 SHALL BE FILED WITH THE PUBLIC TRUSTEE NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE;**
- **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: September 15, 2021

Letitia D. Willcox



Public Trustee in and for the County of Jackson, State of Colorado