PAGOSA SPRINGS, ARCHULETA COUNTY, COLORADO 81147

www.PagosaSUN.com

VOLUME 109 — NO. 6, THURSDAY, NOVEMBER 3, 2016

Armed robbery occurs in Aspen Springs

By Marshall Dunham Staff Writer

An armed robbery occurred on the evening of Friday, Oct. 28.

According to Archuleta County Sheriff's Office (ACSO) Detective Sgt. Warren Brown, the robbery occurred around 8:45 p.m. off of Retreat Court in Aspen Springs.

Brown explained that the robbery was a second-degree robbery, with the resident of the house being overrun by multiple people.

Because the event is still under investigation, Brown could not provide many specific details, but explained that more than two individuals committed the robbery.

viduals robbing the house tied the resident up before stealing some items in the house and taking the resident's car.

Brown explained that the indi-

Brown added that the car was located in Arboles the next day.

The incident is still under investigation, with no specific suspects.

Anyone with information on this incident should call ACSO Detective Monica Medina at 264-8430.



The Pagosa Springs High School cross-country teams pose following their record-setting performance at regionals on Oct. 21. The teams followed their regional performances by both taking 12th at Saturday's state meet. Top row, left to right, is Kaleb Buffington, Cole Cayard, Keanan Anderson, Coy Thomas, Ethan Brown, Jacob Hughes, Nate Lewis and Trenton Buffington. Bottom row, left to right, is Maddie Greenly, Kori Mogensen, Celia Taylor, Annabelle Bowles, Delaney Khung, Sarah Ross, Emma Heidelmeier and Shelby Cronon.

Sheriff's Office evacuates, reopens

By Marshall Dunham and Randi Pierce Staff Writers

For the second time in two years, the Archuleta County Sheriff's Office (ACSO) was evacuated over the weekend.

The evacuation of staff and inmates was only for a few days, however, and was due to a strong geothermal smell in the facility.

The evacuation was the second in two years, with an April 2015 flooding of the jail causing the facility to close permanently, with the majority of Archuleta County's inmates now being housed in La Plata County.

Following that flood, the ACSO had two holding cells installed to house short-term inmate stays, with four inmates in the facility the day it was evacuated, according to an interview with Sheriff Rich Valdez.

By Tuesday, the office was reopened, with ACSO staff working out of the county's emergency operations center in the interim.

In a Tuesday morning work session of the Archuleta County Board of County Commissioners (BoCC), County Administrator Bentley Henderson and county maintenance employee Chris Stacie explained

■ See Sheriff A8

Election Day nearing

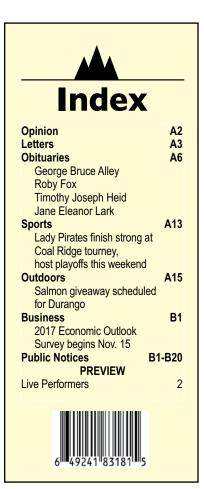
Hand delivery suggested to return ballots in time

By Randi Pierce Staff Writer

Election Day is just around the corner, with the polls closing at 7 p.m. Tuesday evening, Nov. 8.

As of Wednesday morning, 3,775 ballots had been returned in

■ See Election A8





Eden Connor and Peyton Newsome pose with their crafts at the Book Fair Family Night, which centered on the Book Fair's Pirate theme, with books the chosen treasure of the evening.

Justice center parcel faces complications

By Marshall Dunham

Staff Writer

Trustees of the Fairway Land Trust have contacted the Archuleta County Board of County Commissioners (BoCC) to express disapproval of putting a jail on the proposed site for the county's new justice center off of Hot Springs Boulevard.

The disapproval was communicated in the form of an email addressed to Archuleta County Administrator Bentley Henderson and provided to SUN staff by BoCC Chairman Michael Whiting.

The email was sent by Fairway Land trustee Alan Levine.

"The negotiations which led up to the original purchase and sale transaction all clearly demonstrate that the seller, the County and the Town all agreed that criminal justice and detention facilities would not and should not be located on that parcel," reads the email. "It was considered poor land planning and inappropriate for the area and incompatible with the long term ■ See Justice A8

master plan for the area which was developed at great cost and effort."

The email goes on to assert that the parcel of land was promised to be an administrative facility for the county.

"From a land planning perspective, placing a new criminal justice and detention facility on valued and highly visible land directly across from the community recreation center and Town Hall and at the very base of the Town's prime recreational park area ... still seems as ill advised as it was when the restriction was unanimously agreed to," reads the email. "The County indeed agreed to that one use restriction covenant and, as part of that overall transaction, the sales price was reduced far below appraised value and other ancillary agreements and concessions were made as well."

The email goes on to read that Fairway Land Trust has always maintained its position that a jail on that parcel is not the best use

Veterans Day Breakfast, other events planned

By Maya Nasralla, Makayla Collins and **Ivory Carpenter** Special to The SUN

It's getting to be that time of the year again, where we honor those who have served and protected our country.

Every year, the eighth-grade class of the Pagosa Springs Middle School (PSMS) seeks to recognize our veterans. In order to express our gratitude toward their heroic actions, we are making an offer, to any and every veteran, retired or still serving, to come join us at the community center on Nov. 11 for a free, deli-

- **■** Free dental care
- U.S. Marine Corps birthday
- Veterans Day program
- Free state park admission

cious pancake breakfast. The Pagosa Springs Girls Choir will be performing, as well as the eighth-grade band. The doors open at 7:30 a.m. and the event will

continue until 10:30 a.m. This breakfast will include bacon, sausage, eggs, fruit, pancakes, muffins, coffee, etc. The breakfast is open to all veterans and their

The breakfast is not just about the meal; it is

also about giving the eighth-graders a chance to talk with the veterans and hear the powerful stories they have to tell. This event also gives a chance for the students to learn more about the military and the lengths people go to in protecting their rights and their country.

"It was so memorable being able to talk to the veterans," said junior Jared Stilts from Pagosa Springs High School, who also participated in putting on this event when he was in eighth grade. Not only is it a great experience for the students, but it is also a unique occasion for the veterans to share their stories and their hearts and find the respect they deserve.

"A lot of the veterans come back broken and

this breakfast is a time of healing for them,' said Chris Hinger, the principal of PSMS, who has participated in organizing the Veterans Day Breakfast since it started. "I think it is the best thing that we do in the middle school."

Scott White, who has organized the breakfast the last 14 years, said that this annual event is his favorite time of every school year. "I really feel that this wonderful community event has the power to really positively affect the eighth-graders as well as the veterans they communicate with."

White also added that this event is a success

■ See Veterans A8

Opinion

EDITORIAL

Make your vote count

Tuesday, Nov. 8, is Election Day.

Ballots have been mailed to registered voters and those voters have some big decisions to make.

The winners of the races for county commissioner for District 1 and District 2 will be tasked with some major decisions for this county, including the future of the justice center and courthouse.

Your voice, with many others, in unison, will affect the direction of this community when you return your ballot.

There is much truth in a quote from George Jean Nathan that said, "Bad officials are elected by good citizens who don't vote."

No matter how you feel about a candidate, if you want your vote to matter, you actually have to cast your vote.

Voting is an important right in our society. By voting, you are making your voice heard and registering your opinion on how you think the government should operate. Enough voices in unison can elect someone

to office, reaffirm or even change the course of our government. Did you forget to register to vote? Not a problem. You can still register to vote up to and including the day of the election.

If simply doing your civic duty isn't enough to get you to the polls, to encourage you to return your ballot we offer the following reasons to vote from The Partnership for Safety and Justice:

Voting is a way to speak your mind and let your voice be heard.

"Your vote is your voice. When we vote, we are actually telling elected officials and lawmakers how we feel about education, public safety, social security, health care, and other important issues.

"One voice, one vote really does count.

"Remember: there is power in numbers, and when we vote and get our family members to vote, we can truly make a difference. If you don't vote for what you believe in, others will — and you may not like the outcome.

"Our children are depending on us to represent their voices too. "Because our children can't vote, we have to do it for them. That's how we make our concerns about schools, safety, housing and other issues heard. When we vote, we are looking out for our kids, and their futures.

"Voting changes communities.

"Vote to effect change.

"It was through elections that we voted in officials who were champions for civil rights. Voting is our chance to make a difference in our own lives and within the world.

"Believe it or not, voting is a way of honoring our history.

"As long as our country has existed, there have been people who didn't want us to vote. There were several freedom fighters that stood up for the right to vote. Well, those times may seem ancient, but there are still people today who don't want us to vote. It's now our turn to stand up and vote to preserve the honor of those who went before us.

"Last but not least, because it gives you credibility.

"Often times, we voice our concerns to elected officials, but if we aren't voting, our concerns may not matter at all to them. Voting can actually give you the credibility to make your concerns a top priority

Remember that the president, county commissioners, state officials, legislators and members of Congress you vote for will make decisions on policies that affect our future, including how much to invest in services and how to fairly share the tax burden.

If you don't vote, you have no grounds to complain when something

Voting is taking responsibility. Don't let someone else decide what is

best for you. Don't elect someone you didn't vote for.

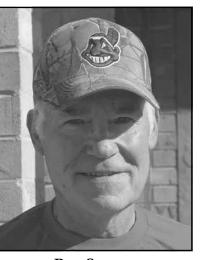
Terri Lynn Oldham House

WHADDYA THINK?

What is your favorite Bear Creek/Adobe building memory?



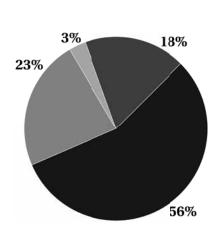
Jan Karn "Actually, a birthday party about two years ago with my friends, and the good food. It was my birthday."



Ray Stroup "Oh, wow. Romantic meals with my wife, Rhonda. Sitting in front of the fireplace with a glass



Clifford Lucero "My favorite memory is the delicious hamburgers they served at the Bear Creek.'



Poll results (160 Votes) The burgers — 56 percent Dancing and music — 23 percent Special events, parties — 3 percent

Other — 18 percent This week online: Do you agree with a Colorado law that says it is illegal to show your election ballot to other people, which includes posting ballot selfies online? Vote at www.pagosasun.com

LOOKING BACK



From the Nov. 2, 1967, **Pagosa Springs**

> **NARROW ESCAPE** The two occupants of this wrecked pickup escaped serious injuries while the vehicle was out of control, skidding, sliding and rolling for more than 600 feet. The use of seat belts is credited with saving their lives.

LEGACIES

By Shari Pierce

90 years ago
Taken from SUN files of October 29, 1926

Miss Charline Turner, teacher of the Yellow Jacket school, fell at the school house Tuesday and unfortunately dislocated her shoulder, necessitating a trip to Durango for medical attention.

Mr. and Mrs. Perfecto Chavez returned to Pagosa the past week from Canjilon, Mew Mexico, where they had been for several months and where they were recently married.

While coming to Pagosa Saturday evening in the McMahon Overland car, Roy Humes and Torrence McMahon went off the grade near Turkey creek while passing a wagon, the car turning over three times. The former was badly bruised but the latter escaped unhurt. The car was almost totally wrecked.

75 years ago
Taken from SUN files of November 7, 1941

San Juan Street between the courthouse and Fifth street is being repaired this week with 300 yards of gravel. The State Highway crew is doing the work, the County crew is doing the hauling and the town dads are paying for the gravel. Nice work and a mighty big improvement. There are four more blocks that need the same treatment if the town purse will stand it.

Local biggame hunters are beginning to return home with elk this week, but many are still in the field and will probably stay out until the close of the season next Monday, unless their luck takes a change for the better.

Jesse Thompson of the Piedra Community has recently purchased three Argentine Coypu and hopes by the end of next year to be well organized in the fur business.

50 years ago
Taken from SUN files of November 3, 1966

Retail sales in most Colorado counties continued to increase during the second quarter of 1966 as compared to 1965 and certainly showed a healthy increase in Archuleta County. The quarter covered comprises the months June, July, and August. The sales figures are compiled from sales tax reports. Archuleta County total retail sales went from \$722,000 in the same period last year to \$899,000 in 1966. The percentage of gain was very high, almost 24 per cent. This compares with the state average gain of 5.3 per cent. The biggest items of increase were in food, where total sales went from \$183,000 to \$213,000. Wearing apparel sales were listed at \$10,000, automotive sales at \$388,000, up from \$317,000, general merchandise went up to \$156,000 from \$129,000.

25 years ago Taken from SUN files of November 7, 1991

A Timber Use Awareness Fact Fair aimed at focusing on responsible use of natural resources and the necessity of balancing environmental needs with economic needs will be held in Pagosa Springs on Saturday. Sponsored by the newly-formed San Juan Wise-Use Alliance, the Fact Fair will feature speakers and informational exhibits. "Environmentalism is a good idea gone haywire," said Pagosa Springs businessman J.R. Ford, an organizer of the alliance. "We've organized the fair to tell the facts in this issue. We are genuinely concerned about striking a balance between extreme environmentalism and wise use. We need to care for and nurture the forest to provide habitat for wildlife, as well as, jobs and wood products for the world."

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2016

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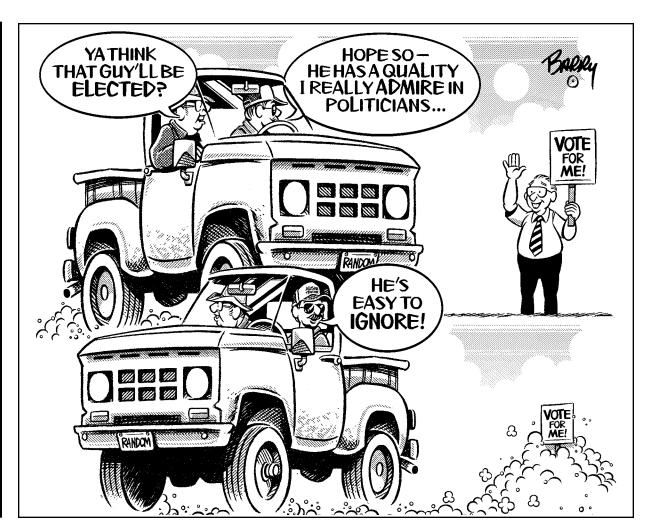
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Letters

Team GECKO

Dear Editor:

Although we do not know Mr. Hart personally, we would like to take a minute to respond to his letters and introduce ourselves. We are each mothers and educators in town.

We have completely full lives, and very little free time to give away. When we volunteer we do so for GECKO, a local nonprofit that has partnered with other agencies to award around \$100,000 in scholarships to almost 30 local adolescents through hosting endurance races in town. These scholarships finance trips to prestigious outdoor wilderness schools, such as the National Outdoor Leadership School and Outward Bound.

The two of us personally interview each student upon his or her return to document the experiences, and every student recipient reports positive and life-changing growth occurs on these trips. Every. Single. Student.

It is a powerful organization and takes a lot of time, energy, and community support to pull off what we do. In fact, the men and women who volunteer for GECKO and the student alumni even refer to ourselves as "Team GECKO" and "a family."

To accuse Morgan of fraudulent behavior (taking money from his organization instead of giving scholarships to kids) is to accuse the entire team of acting disingenuously and, furthermore, to risk hurting an organization which gives so much to so many.

Our previous articles in The SUN document the trips of our students, and we invite community members to meet them at each of

If there is a lack of clear details and history on our website, it is likely due to the fact that we are all so busy running the organization and getting the money to the students we support that it is difficult to find time to blog about each individual story.

We invite any community member with doubts as to the integrity of our nonprofit to attend one of

meet the team and one of our recent scholarship recipients.

Please join us in our efforts to get our youth unplugged and off the couch by becoming a volunteer for Team GECKO and/or encouraging any 15- to 18-year-old whom you know to apply for one of our scholarships this year. The application is on our website at www. joingecko.org.

Stewart Bellina and Ashley Wagle

Pray for nation

Dear Editor:

If you are like me, you are wondering how it happened that we have two such horrible choices for president in America, a land of so many good choices. I have been dumbfounded and depressed over the future of America. Listening to the news on any station makes me want to jump off a bridge.

A light was shined on the problem this past Sunday, Oct. 30, when I attended morning worship and Pastor Jon Duncan, Centerpoint Church, spent time in Hosea, chapter 2. The passage, although originally for Israel at that time, shows us a glimpse of America and what has happened here. Our candidates seem to be a reflection of America gone horribly wrong and her people that have strayed far away from God. Our country is riddled with lies, deceit, idolatry, drugs, murder, fraud, egotism, sexual sins of all kinds, a lack of integrity, honor, honesty and lastly, a concentrated effort to remove God and prayer from all facets of our lives. See any resemblance to the current candidates? Some of this has been forced on us and some we have both allowed and even welcomed by our own free will.

Basically, God is allowing our choices to bring us to the bottom, where we belong as a result of our choices and our lives without God in them, and we shall reap what we have sown. God cannot and will not reward us for these actions, and as in the Bible of old, we will suffer the consequences of the choices we have made.

So, basically, the bottom line is

the local races we host so you can if you are appalled and frightened at what has become of America, you need to drop to your knees and ask God for forgiveness for our nation and ourselves and pray earnestly and constantly that we as a nation will return to God and get right with Him. As our Founding Fathers believed, when setting up this nation and Constitution, that it should be a great nation, under God, not without Him. A great nation cannot exist outside of God and His love and will.

You can hear the message of this morning at www.centerpointpagosa.com, and you can join us at Centerpoint on Monday night, Nov. 7, from 5:30-7:30 p.m. to pray for our nation.

Choose wisely.

Susan Crane

Obvious solution

Dear Editor:

The most logical solution to the courthouse problem is obvious. Fix it, enlarge it, and stay there. Additional space could be built as a wing or third floor for the courts and the sheriff. All damage is repairable.

When Hart Construction pays for the damage it caused by leaving the roof susceptible to rain, would it be possible that this fix would be affordable by the county and not require more taxes from you and me?

I'd like to know what's holding up the payment from Hart and its insurance company. Also, why doesn't the board of county commissioners (BoCC) discuss this situation with the public? After all, the courthouse belongs not to three commissioners, but to all of us. We need to know if there is a lawsuit pending against Hart or if the problem is just a slow insurance payment or what else could be going on.

The current BoCC refused to negotiate a deal with the owner of the vacant lot next to the courthouse by not agreeing to give the owner six parking spaces. Wow, what a huge sacrifice giving away six parking spaces would have been.

Hopefully, since the current

BoCC has punted the problem to the commissioners who will be elected Nov. 8, the new BoCC will make good business decisions including to try again to purchase the vacant lot next door. Maybe this time, six parking spaces won't be such a big deal and the courthouse can be repaired and enlarged to accommodate all the county's needs. Lyn Dryburgh

ColoradoCare

Dear Editor:

As a vocal opponent of Amendment 69/ColoradoCare, I've been told many things by the proponents. I've been told that the big out-of-state health insurance companies have used propaganda to frighten me into voting no on Amendment 69. I've been told that the proponents know that Amendment 69 is the answer to ObamaCare, and there's no risk. Colorado will save billions.

The proponents have assaulted my conscience, with, "Coloradans are dying every day because they don't have health insurance," and "You can afford to give 10 percent more of your income so that all Coloradans are covered," and "It's the right thing to do." I've been called selfish and a hypocrite, and a coward for not having the temerity to "Try something different because it can't be worse than what we have now."

To answer the above complaints, I don't have television so I have no interface with the big

■ See Letters A4

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Succinctly stated to me as:

"Nothing Changes if Nothing Changes"

Now is the time for fresh ideas, Strong leadership, teamwork and Solid plans for our future.

Thank you.

For your waves, honks, thumbs up, coffee, walks and talks. I hear you, and will continue to listen to you while acting on your behalf.

You ALL matter to me. And now, more than ever your Vote matters! Please join me in creating a brighter and even better future for US!

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Together

We've Started Building the Future For Our Community

I've been your commissioner since 2011. If you are happy with the job I've done, I ask for your vote.

Thank You For Your Trust,

Steve Wadley

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County Commissioner, District 1

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bad insurance companies' propaganda. The guilt trip doesn't work either. The argument that I should try something different because it can't be worse is fallacious, at best. And how can the proponents be so sure they can accurately predict the future, but the opponents can't?

There is one thing that frightens me, and that is the actual amendment. I've read it multiple times, and it is chilling, in what it says and doesn't sav.

Another annoyance is that proponents' letters to various media outlets are filled with fantasy instead of fact about what benefits are included in the amendment. For example, proponents have stated that Medicaid recipients are exempt from paying the new payroll tax. Not true. Everyone pays the payroll tax — employer pays 7 percent and employee pays

Proponents state that Medicare recipients with supplemental plans will no longer need those plans because ColoradoCare provides a supplemental plan. How can they say that? ColoradoCare doesn't have the authority to designate itself a Medicare supplemental plan provider. They must apply to the Center for Medicare and Medicaid Services. Even if approved, ColoradoCare wouldn't provide coverage outside Colorado. It's an inferior plan marketed as equal or better than what Medicare recipients now have. Another empty promise.

Proponent letter-writers tell their readers to go to the calculators at ColoradoCare.org to determine what their new taxes will be. But Amendment 69 architect Irene Aguilar admitted that the calculators aren't always accurate. My experience is that the calculators paint a rosier picture than reality.

Another proponent wrote a letter assuring the pro-choice contingency that Amendment 69 won't eliminate funding of abortions, even though the current constitution (1984 Article V, section 50) stipulates the ban on public funding of abortions. The proponent's source was the ColoradoCare "legal experts," who are sure that Amendment 69 will supersede the 1984 amendment. If it goes to court, the validity of the 1984 ban will be resoundingly rejected. Once again, the proponents predict the future of Amendment 69 and state their predictions as fact to garner "yes on 69" votes.

Thankfully, the truth will prevail

Cynda Green

Question 4A Dear Editor:

There has been lots of attention to the many serious questions we will all be faced with on Nov. 8. I would like to highlight a local question that impacts our local medical center, hospital and emergency medical services: Question 4A.

Question 4A asks the voters to allow the Upper San Juan Health Service District to continue to utilize all revenues, from all sources, including the district's current mill levy. It was voted on 15 years ago and passed. It was again voted on 10 years ago and passed, and is now being put up for vote for another

Letters

The SUN welcomes letters from readers.

Please submit to:

PO Box 9, Pagosa Springs, CO 81147

e-mail:

editor@pagosasun.com

or fax: (970) 264-2103

All letters must:

be 500 words or less

be signed by the author, unless

emailed

include the author's phone number and address

be received by The SUN by noon on Tuesday (deadline may move up due to a holiday)

If necessary, only one letter in support of a political candidate or issue will be printed each edition. Letters printed will be at the discretion of The SUN.

Letters quoting other people must contain proper attribution.

There is no guarantee letters will be published.

The SUN reserves the right to edit letters.

Letters

10-year allowance.

Please vote yes on 4A and leave our health district's access to funding like it is.

Jesse Hensle

Candidates

Dear Editor:

I was a little surprised by Mike Heraty's letter in last week's paper, particularly by his statement "As a registered member of the Republican Party, I am disappointed again by the choice the local party has made for their candidate for the Board of County Commissioners."

As the nominal "leader" of the Archuleta County Republicans, I can assure Mr. Heraty that at no time did a select few "shakers and movers" of Archuleta County Republicans meet in some smokefilled room to decide who the Republican candidates for county commissioner were going to be.

Quite the contrary, since Colorado is a caucus state, it was his local registered Republican friends and neighbors who were interested enough to attend their precinct caucus on March 1 this year who made that decision — 341 who attended their caucus out of the 4,773 registered Republicans in Archuleta County, a little over 7

And they did not exactly "choose" the Republican candidates who are on the ballot — they affirmed those who had chosen to run. The "again" in Mr. Heraty's letter implies he has been disappointed in the choice of Republican candidates he has had in the past, but apparently not disappointed enough to get involved. I can find nothing in my records of the last six years that indicates Mr. Heraty has attended his Precinct 7 caucus or gotten elected to be a delegate to the County Assembly where delegates vote to designate candidates to the ballot.

But it is not that easy. Designating a candidate to the ballot is a long, drawn out, process. First, you have to find someone who is "interested" in running for an office. Then, after getting more information on the requirements and what else is involved, seeing who is still "willing" to run for office. That means: "willing" to talk to friends and neighbors and convince them to go to their caucus and support her/him; "willing" to try to convince them to run at the caucus to be delegates to the county assem-

case, from your local Republican friends and neighbors.

It is not easy to find candidates.

Disabilities

Dear Editor:

I am heartbroken at the treatment my 12-year-old granddaughter received from some of the residents of Mesa Heights during

She became paralyzed from the chest down about two months ago due to a very rare neurological disease and just wanted to go trickor-treating with her friends from school. The friends pushed her in her wheelchair up the hill so she could enjoy the evening with them.

Since most of the homes in Mesa Heights are not exactly wheelchair friendly, she would go as far as she could and her friends made requests for additional treats for her. Sadly, all but two didn't believe

My granddaughter, knowing she was in a unique situation, had designed and created an amazing lighted costume of a jellyfish that "floated" above her chair. One resident even said, "Oh, you're going with the person in the wheelchair trick."

Going trick-or-treating with her friends, without her mom or grandparents, in a wheelchair, took a lot of courage and she was so excited. ■ See Letters A5

bly and vote for him/her; "willing" to spend money and put their life on hold for six months while they campaign; "willing" to see almost everything they have ever said and/ or done in the past broadcast or published, either falsely or truthfully; "willing" to have their reputation trashed.

Occasionally we find more than one candidate for an office. If that happens, there are two ways to get on the primary ballot, where Archuleta's Republican voters make the choice. You can go through the caucus/assembly process, but you need at least 30 percent of the vote at the assembly to get on the primary ballot. If you don't think you have enough assembly delegate votes, you can skip the assembly and petition onto the primary ballot by securing the required number of signatures from registered voters from your party — again, in this

Jim Huffman

STEVE WAI

Contact Ray at rayfinneyforcountycommissioner.com

Paid for by the Ray Finney for Archuleta County Commission, David Butcher, Chairman

VOTE RAY FINNEY

FOR COUNTY COMMISSIONER

1974-80 — Started working at Foodway as a sacker. By age 20, had worked to assistant manager.

1977 — Began serving as a reserve officer, hoping to become a police officer 1980-2000 — Albuquerque police officer, promoted to sergeant, then lieutenant and captain. Oversaw the criminal investigation which includes homicide, armed robbery, sex crimes, child abuse and property crimes. Oversaw 150 police personnel. Appointed by New Mexico governor to the judicial selection commission

confirmed by New Mexico state senate.

commission, appointment was

and the department of public safety

2003-07 — member of Rotary Club of Pagosa Springs and a Paul Harris Fellow.

County Commissioner, District 1

Ray will bring results on:

Affordable Housing • Our County Roads

Affordable Child Care • Local Business

Senior Services • Veterans' Services

High Speed Internet

Archuleta County needs a full-time commissioner for the complex issues

facing our community. Ray will work with individuals, local groups,

regional, state and Federal government to get the BEST results for you.

Ray Finney

Husband, Father, Businessman, NAVY Veteran

And now running to be your County Commissioner!

2005 — Archuleta County Court pre-trial services volunteer.

2006 — Volunteer GED proctor.

2006-2010 —Served on the board of directors of The Humane Society of Pagosa Springs. President of the board 2008-2010.

2002-2012 — official for youth football including YAFL through high school varsity.

2011 — Selected to officiate the division 3A state championship game in Denver.

2011 Appointed by the Archuleta County Republican Party to fill a vacancy on the Board of County Commissioners.

2012 — Elected to first full term as County Commissioner.

Paid for by COMMITTEE TO KEEP STEVE WADLEY

THANK YOU, VOTERS!!!

THANK YOU FOR YOUR SUPPORT

Thank you for your honks and waves and smiles when you see me out on the road. I've enjoyed 20+ sunrises and sunsets while waving at friends, neighbors, residents and visitors driving by.

I hoped to be out in the community knocking on more doors and meeting you in person, but in addition to a full-time job, I'm a working parent and volunteer. I've been out on the highway mornings and evenings to raise awareness about my campaign.

As County Commissioner, I'll make serving YOU my full time job.

VOTE NATALIE CARPENTER FOR COUNTY COMMISSIONER

If you haven't voted yet, please consider a vote for NATALIE CARPENTER.

Natalie donates 5 to 100+ hours each month for volunteer service. She spends additional hours attending public meetings and then works to summarize the information and share it with others. Natalie wants to be County Commissioner so she can work for YOU and make public service her full-time job.

'My campaign is about using my professional skills and expertise to serve YOU for the next four years.

Thank you!

LOCAL NEWS TO STAY INFORMED

CAMPAIGN DEBATE VIDEO from October 21st. Watch online at Carpenter2016.com/debate

CHARTER SCHOOL PUBLIC COMMENTS from October 24th School Board meeting: Carpenter2016.com/charter

November 8, School Board meeting, 5:00, Middle School Library - Charter School application.

November 8, Town Planning Committee meeting, 5:30, Community Center

Paid for by the Committee to Elect Natalie Carpente





It was very powerful that she went with her amazing friends, who even had planned to have one stay with her when the rest went to the doors. She was so saddened by the response and said, "I can't believe that people would think I would fake something like this."

On the other hand, the Pagosa Bible Church group, at their Trunkand-Treat, treated her with dignity and kindness, as it should be. And I thank them from the bottom of my heart for it. It was the best part of the evening for her. Perhaps the residents in Mesa Heights can learn from this and not assume when it comes to disabilities.

> George Johnson Durango

Real Republican

Dear Editor:

For District One there is only one conservative.

If Rod Proffitt really has changed away from the ways that got him disbarred, he should at least be straight about it.

Steve Wadley, if you really are conservative and unbiased, why support a \$28 million justice center downtown? And what about your conflict of interest with it being downtown where your business is?

A conservative doesn't take a pay raise by slickly opting out of the vote. A real conservative, not interested in bigger government, would have voted "No" and prevented paying yourself more. Are you really a conservative Republican, other than in name?

Also, lets get some facts straight, taking credit for the balanced budget during an unprecedented reversal and increase in tax revenues driven by our improving economy is more slick spin.

Are you sure you're a Republican? If so, why add a local law on top of a good existing state law? As you did by limiting the number of plants cancer and pain sufferers can grow? And did you really suggest as a way of paying for your new overpriced justice center, levying additional fines on lawbreakers? Really? Who'll enforce that? Bigger government? Another not-atall-conservative idea of yours is growing our sales tax "just until the iustice center is paid for."

A real conservative would be looking for a justice center that would cost less in the first place, and on land that allows for future growth — a center that won't financially hamstring the town for the next 20 years. Your reasoning that encouraging people to get involved we already own the land doesn't wherever I go. mean it's a smart move.

Also, why do you, at every chance take a swipe at the real conservative? Morgan Murri. Yes, Mr. Murri did oppose Walmart. That was a mistake. Let's forgive him that. At least he was standing up for his beliefs. Where have you been? Hiding behind recusing yourself? Do you malign Murri to distract how little you've done that would qualify you as a conservative?

What personal contributions have you made to improve our

Where is your GECKO-sized contribution? Do you realize the contribution Morgan Murri has made to our youth? To think that one of your supporters tried to insinuate that Murri was milking that charity is despicable sleazy politics. Why downplay what good his charity has done in our town?

Letters

Do you know Morgan created GECKO in response to his daughter's struggles as a teen and once he realized how positively NOLS impacted her, formed GECKO to make sure that he was doing everything he personally could to help the youth of town have the same options?

Are you aware that GECKO has given more than 30 scholarships to local students to attend NOLS and Outward Bound trips? Or that GECKO has brought thousands of people to our town. Morgan Murri cares and loves this town. He acts on that. Please consider the passion he will bring to the job of BoCC.

Mike McTeigue

GECKO support

It's safe to say that in the past year the GECKO Foundation changed my life in more ways than I thought possible. From the day I started volunteering at a fundraiser, I could see how much work is required to make incredible opportunities a reality. By attending events that put us in contact with a variety of community leaders, athletes and business owners, I have expanded my horizons in the real world as well as in the community, setting a firm foundation for future endeavors of any kind. It's difficult to put into words how thankful I am for the experiences I had that wouldn't have been possible without GECKO and the group of incredibly hardworking people behind it all.

I have to say it saddens me to read all the baseless negative talk about Morgan Murri and GECKO in the paper lately, knowing firsthand how many great things he and GECKO has done for us individually and for the community. After first meeting Morgan, I saw his immense dedication to the group, and commitment to making a difference in the lives of kids from so many different backgrounds. The selflessness I have seen from the GECKO team continues to impress me, as I watch the same work ethic and humbleness reflected in every scholarship recipient.

I've learned that no matter what, you get the experience that you let yourself have. Without this foundation, I couldn't understand how a good group of people and the outdoors is not to be taken for granted. There is really no good reason not to apply and get involved. I am looking forward to continuing my support of the GECKO team and

Demitrea Pastin

Straight talk

Dear Editor:

I like the straight talk and inspiring vision that Rod Proffitt offers this community as a county commissioner.

It is refreshing straight talk when he says we cannot take this community forward without expanding revenues, then offers an effective and fair way to do so.

We are out of the Great Recession — time to look forward and aspire to a vibrant and inspiring community. Rod has the experience and expertise in planning, visioning, and implementation to take us to the next level. I look forward to getting started on this.

Join me in supporting Rod Proffitt for county commissioner.

Loopholes

Dear Editor:

If billionaires don't pay any tax, it will not matter if the tax rate is 15 percent or 30 percent. They will only design a loophole for themselves. If you make your money from gambling, you should pay higher taxes than a farmer.

Don Reid

Local best interest

Dear Editor:

We are lucky in that both our Republican and Democratic state and federal candidates have been supportive of our renewable energy

In my personal experience with them, they've proven to be honorable and dedicated public servants. Therefore, I believe our voting choices are not matter of candidate character or ideology. In choosing our state representative and U.S. congressperson my own decisions and my recommendations to you are based on our local best interest.

Gail Schwartz is extremely skilled, informed and passionate. Her dedication to preserving and protecting Western Slope water resources, public lands and rural economics is matched by her genius for assimilating complex issues and creating bi-partisan solutions that become law. She did this consistently in her tenure in the state Senate. Her influence and leadership brought state money to rural school systems, low income housing improvements to resort communities and a civil and unprecedented bi-partisan productivity to the key committees she led. She listens closely to her constituents and crafts innovative solutions for unique rural problems. Rural economics, the environment, tourism, outdoor industry health and renewable energy impacts on our future segue perfectly with Gail's personal passions. Her seasoned alliance with our U.S. senators and our state and national officials is extremely powerful and will allow her to give our concerns a strong voice in congressional legislation and regulatory matters. Vote for Gail Schwartz for U.S. Congress.

Barbara McLachlan brings a fresh and passionate dedication to our local concerns. She is not a democratic ideologue; she is a lifelong educator and contributor to southwest Colorado social initiatives. During her husband's tenure in the state House she observed first-hand the process of enacting state legislation empowering local growth. She has the skills and dedication to create meaningful change shaped to our local needs. The network of state legislators that support her creates a powerful momentum for her local influence in state affairs. Barbara's understanding of renewable energy, environment and especially education as a catalyst for rural health offers leadership focused on our specific rural needs. Vote for Barbara McLachlan for Colorado House District 59.

Jerome C. Smith Election outcome

Dear Editor:

Hopefully, the outcome of this election will reflect a country that still believes in goodness, desires to defeat hate both within and around the world. That is what true freedom should stand for. I hope we elect House and Senate folks who will have the courage to vote

Terry Pickett ■ See Letters A6

ROD PROFFIT OR COUNTY COMMISSIONER

RodProffitt4ArchuletaCounty.com ArchuletaNeedsRod@gmail.com (970) 903-9314



Archuleta County Commissioner Clifford Lucero and Rod Proffitt



Rod Proffitt and Jen Pitcher

I support Rod Proffitt for County Commissioner, District #1

Rod Proffitt will:

- Devote full time to the job with regular office hours;
- Bring fresh ideas and smart solutions to county challenges;
- Apply decades of professional experience to informed decisions;
- Create consensus through real leadership and persistence;
- Foster cooperation between the town and county

Support bold initiatives to improve our quality of life;

That's why I am pleased to endorse ROD PROFFITT. Join me in voting for Rod Proffitt!!! **Clifford Lucero, County Commissioner**

P.S. I have already voted for him.



Rod Proffitt and Stan Zuege



Rod Proffitt and Val Valentine



Rod Proffitt and Kenny Rogers



Berkey Branch, Rod Proffitt and Mike Branch



Rod Proffitt and **Robert Soniat**



Rod Proffitt and Jim Van Liere



Christa Laos, Ron Chacey and Rod Proffitt



Paid for by Committee to Elect Rod Proffitt County Commissioner

RONNIE MAEZ for county commissioner

I'll Work for You

with Clear and Open Communications

I support higher density zoning and smaller lots sizes to encourage affordable housing.

I will work hard to try to meet needs for early childhood care and education by researching possible solutions to improving regulations for early childhood care and education.

I will work to develop, improve and maintain infrastructure from roads to broadband for future progress and growth.

Pagosa Springs small business owner 31 years Lifelong Resident

(970) 903-0546 • ronniemaez2016@yahoo.com

Paid for by the Committee to Elect Ronnie Maez

Obituaries

George Bruce Alley

George Bruce Alley peacefully passed away at Penrose Hospital following open heart surgery on Oct. 25 at 59 years old.

He is survived by his daughter, Kindra Dee Alley; his mother, Lucille; sister Jani; his brother, Terry, and wife Jennifer and their children Cori, Pat, Matt and Abby, their spouses and children.

He also leaves behind greatnephew Derek and daughter Lalia, great-niece Keisha and daughter Alexyn, great-niece Kelcie and son Lucas, numerous aunts, uncles, cousins and many very special

Bruce has joined his maternal, paternal grandparents, his father, George "Sonny" and younger brother, Bill.

No services are planned at this time.



Roby Fox

April 15, 1924 — Oct. 27, 2016

E.L. "Roby" Fox went to be with Jesus on Oct. 27. She is survived by her husband of 73 years, Jim Fox; her son, Ken Fox (Jean), of Pagosa Springs; and daughter Debra Osborne (Robert), of Tucson, Ariz. Her other son, Pastor Rick Fox, first pastor of Pagosa Bible Church, passed into Glory in 2012. Roby and Jim had three children, 11 grandchildren, 15 great-grandchildren and of Timothy Heid.

one great-great-grandson. She will be greatly missed by all who knew and loved her.



Timothy Joseph Heid

Timothy Joseph Heid, also known as "TJ" or "Tim," perished in a Denver motel fire in April. His remains were found on Sept. 6. He was 28 years young and left us way

He was a graduate of the School of Mines in Golden, Colo., and spent most of his life in Denver. He loved animals, playing games and racing his remote control cars.

He leaves behind his parents, Gregg and Vicky Heid, of Pagosa Springs; and a brother, Dominick, who resides in Denver.

Services for Timothy will be at Pope John Paul II Catholic Church in Pagosa Springs. There will be a rosary on Friday, Nov. 4, at 6 p.m. The funeral Mass will be on Nov. 5, at 8:45 a.m. A brunch will follow in the church narthex.

In lieu of flowers, send any donations to AIC Tumaini Youth Center in Kitale, Kenya. You can send your check directly to Joy to the World Foundation, 5550 Tech Springs, CO 80919, or pay online by going to the website aictumainiyouthcenter.org. In the comment box or memo line, say in memory



Jane Eleanor Lark

Jane Eleanor Lark (nee Schranz) was born in Chicago, Ill., to Paula Pratcher (Schranz) and John Schranz on Nov. 11, 1929, and passed on to her Lord on Wednesday, Oct. 19, at the age of 86.

Jane was born just after the great stock market crash known as Black Tuesday on Oct. 29, 1929. Her formative years were spent on the southside of Chicago during the Great Depression. Her father lost the family store in the Depression, and was lucky enough to find work at the Chicago stock yards. Growing up without a mother, Jane and her older sister, Elsie, often raised themselves throughout the Depression, but Jane insisted that, as children, they never knew they were poor. When World War II broke out, Jane and Elsie were already in middle school and in high school by the time it ended. They easily remembered their father yelling at the radio in disgust when Hitler invaded his native Austria. The girls were brought up to be patriotic. They would recall going hunting for rubber from the inside of bucket lids to sell for the war effort. It helped the American soldiers and raised extra money for the family.

In the late 1940s, Jane attended Chicago. She earned several certificates in typing and shorthand, suitable work for a woman in those days. When she attended school, she lived in the Blackstone apart-

ments for single women and rode the L train to work and school. One of her early jobs included working for Western Union. Jane never forgot her chance encounter with Frank Sinatra when he came up to her Western Union window. Old Blue Eyes had been a big hit with the ladies wherever he went. Jane went on to work as a payroll bookkeeper at the Elgin Watch Company. She made many friends at her various jobs. She wrote hundreds of Christmas cards out every year to people she met throughout her life.

On July 16, 1955, she married Danish immigrant Emanuel J. Lark. The couple was married for over 55 years, until Emil's death in 2011. The couple had three children: Karen, Jeanne and Jim. The family lived in Elgin, Ill., until 1980. Throughout the 1970s, Jane practiced real estate. It was through her job as a real estate agent that Jane discovered a motel for sale in Red Lodge, Mont. In 1980, Jane, Emil and Jim moved there to own their first motel. They bought another motel in Idaho, before selling both properties and moving to Laguna Heights, Texas, in 1988 for another motel property. In 1993, they moved one last time. The Lark family purchased the Oak Ridge Lodge in Pagosa Springs, Colo., in June 1993. They owned this property until Jane and Emil retired to their lakefront home on Beaver Circle in 2001. This was their dream house where they could fi-

nally enjoy peace and quiet. Jane was preceded in death by her husband, Emanuel Jensen Lark; her sister, Elsie Prinner; and her eldest daughter, Karen Elizabeth Jensen Lark. She is survived by her daughter, Jeanne M. Wilkins (Ross); her son, Jim A. Lark (Gregoria); and her five granddaughters: Megan A. Addington (Bradley), Gwendolyon E. Jerkins, Brianna D. Camarato (Jason), of Virginia Beach, Va., Amber V. Jensen Lark, and Aimee R. Jensen Lark, of Pagosa Springs.

A memorial service honoring Jane's life will be held on Nov. 9 at the Immaculate Heart of Mary Catholic Church in downtown Pagosa Springs at 10 a.m. All who wish to come to pay their respects

their medical home with their pri-

mary care provider. Flu shots are

a preventive care benefit for both

children and adults covered under

the Affordable Care Act and for

most people the immunization will

be free. For more information, visit

www.healthcare.gov/what-are-my-

SJBH has a limited supply of

specialized flu vaccine including

high-dose flu shots for seniors and preservative-free vaccine for preg-

nant women. Additionally, SJBH

can provide flu shots for eligible

children and adults who qualify for federally supported vaccines

if they are unable to receive them

from their primary care provider.

are available the first Thursday of

every month and during special

flu clinics offered in November and

December. Call 264-2409 Monday

through Friday from 8:30 a.m. to 4:30

Intormative.

The Pagosa Springs SUN

264-2101

p.m. to schedule an appointment.

Pagosa Springs — appointments

preventive-care-benefits/.

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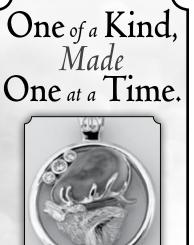


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Medicare

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San Juan Basin Area Agency on Aging 264-0501

Center Drive, Suite 305, Colorado college at Roosevelt University in

Health officials recommend flu vaccine before end of November

By Claire Ninde

Special to The SUN

■ Continued from A5

election.

flu vaccine by the end of November as flu activity can peak as early as December. Yearly flu vaccines are the first and most important step in protecting against influenza

disease. Fluis among the most common health conditions who are more

term limits for themselves — after

all, what is good for the president should be good for them — no

more lying back and doing nothing

but raising money for their next

a serious study followed by serious

action to simplify our tax system

and make it fair for all — I said "se-

rious study," not "political study"

thing. Where is the courage? Many

identify themselves as God-loving

Americans, who practice their faith

through Christianity. Here is an op-

I love the following scripture

portunity for them to act.

— the courage to do the right

Another issue that affects us all is

Letters

respiratory illnesses in the United States, infecting millions of people every flu season. Flu vaccination San Juan Basin Health (SJBH) can reduce flu illnesses, doctor Disease Control and Prevention reminds residents that everyone visits, and missed work and school has two important updates for flu six months and older should get a due to flu, as well as prevent flu-vaccines: related hospitalizations. The more people who get vaccinated, the more people will be protected from flu, including older populations, very young children, pregnant women and those with certain

in which Christ admonishes: "If

you love those who love you, what

credit is that to you? Even sinners

love those who love them. And if

you do good to those who do good

to you, what credit is that to you?

commandment dating back to the

ancient Essene Community and

carried forward by Christ: "Love

the Lord your God with all your

heart, with all your mind and with

all your soul, and your neighbor as

yourself." That's it in a nutshell. For

those in government, happiness

must be defined by seeing the lives

of others improve because of their

It is all about love, the greatest

Even sinners do that."

ideas and actions.

vulnerable to serious flu compli-

This season, the Centers for

• Only injectable flu vaccines should be used. The nasal spray vaccine is not recommended for use during the 2016-2017 season because of concerns about its effectiveness.

• Recommendations for those with egg-related reactions have changed, with fewer restrictions on vaccine options than in the past. Please see your provider if you have sensitivity to eggs to learn about your options.

SJBH encourages residents to receive their immunizations in

Local obituaries are printed free in The Pagosa Springs SUN and can be submitted to: PO Box 9

Obituaries

Pagosa Springs, CO 81147 e-mail: editor@pagosasun. com

fax: (970) 264-2103

Deadline is 1 p.m. Tuesday for the following Thursday's edition. The SUN reserves the right to edit all submissions.

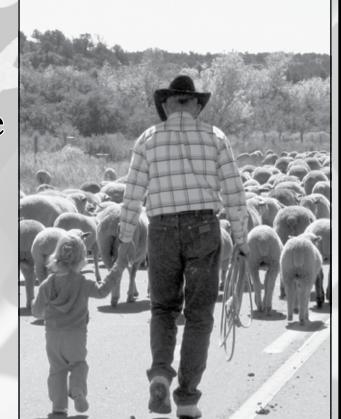


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Pagosa Springs Behavioral Healthcare to open in new location

By Karla Sluis Special to The SUN

Neighbors, colleagues, friends and new acquaintances have rallied together since Oct. 22, transforming what could have been a catastrophe for the community into a chance to come together and take care of one another.

Pagosa Springs Behavioral Healthcare clinic, as one of the many businesses displaced by the Adobe building fire, has experienced this generous community spirit firsthand. Multiple businesses and partner agencies have contacted Axis to help in any way they can and this support has been much appreciated. The generous offer of the Catholic Education Center space allowed the clinic staff to be up and running Monday morning.

"We just recently fixed up the center and added things to it for our children," said Anne McGarry, the religious education and youth ministry coordinator for the Pope John Paul II Catholic Church, speaking of the Catholic Education Center. "That was the beauty of it: We didn't have any classes; we weren't there during the day; we had something

we could offer. We're in the business of serving and we want to serve the community. We are glad to help."

While the Catholic Education Center has been the perfect place to ensure continuity of care during this interim period, Pagosa Springs Behavioral Healthcare ultimately needed a larger space to provide group treatment services and individualized care.

"We extend our sincere thanks to the Catholic Education Center staff. With their generous offer of temporary space, we were able to be operational and available immediately after the fire," said Erik Foss, clinical manager for Pagosa Springs Behavioral Healthcare clinic.

The clinic staff will continue serving patients at the temporary location at the Catholic Education Center through Friday, Nov. 4. However; beginning Monday, Nov. 7, the Pagosa Springs Behavioral Healthcare clinic will be back to full operations at 46 Eaton Drive, located behind City Market. Axis will provide care at this location from Nov. 7 through May 2017, when there is a planned move to the new Archuleta Integrated Healthcare clinic,

which is currently under construction.

The Pagosa Springs Behavioral Healthcare clinic phone number has not changed and patient calls or walks-in will be handled by the same trusted staff that has been providing care in the community for many years. Patients and community members are encouraged to call the clinic with any questions. Access to care is available by:

1. Calling to schedule an appointment with the Pagosa Springs Behavioral Healthcare office at 264-2104; or

2. Walking in with:

a. Limited services available at the Catholic Education Center at 462 Lewis St. through Nov. 4.b. Full services available at 46 Eaton Drive as

The Axis 24/7 Crisis Response team is always available and can be reached at 247-5245.

"We're thrilled to get resettled so quickly after the fire," said Foss. "It doesn't hurt that we are going to be located just a stone's throw away from our Archuleta Integrated Healthcare construction site, where we can watch the construction progress of our new clinic."

SECRE Sales

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Hurry in, Linda could be back at anytime!

The Tile & Carpet Store

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Fund established for Adobe building fire donations

By Mary Jo Coulehan

Special to The SUN

The Community Foundation serving Southwest Colorado has offered to be the recipient of donations for those affected by the fire at the Adobe building that occurred on Saturday, Oct. 22.

Over a dozen businesses in the Adobe building and approximately 15 employees at the Bear Creek were affected. Those wishing to make a financial contribution to tenants and employees affected by the fire may do so in two ways.

Visit the Community Foundation website at www.swcommuni-

tyfoundation.org and click on the PayPal Donation tab located on the home page. Please designate Pagosa Adobe Building Fire to alert where the funds are to be allocated.

toys, books and electronic equipment, please contact the Chamber of Commerce as the needs change frequently or check out the Chamber website at www.pa-

Contributors may also send checks directly to the Foundation at Community Foundation serving Southwest Colorado, P.O. Box 1673, Durango, CO 81302. Designate in the memo section of the check the Pagosa Adobe Building Fire. Funds will be used to assist hourly employees and those affected by the fire and in need of emergency services due to loss of business.

If you are interested in donating hard goods such as furniture,

ment, please contact the Chamber of Commerce as the needs change frequently or check out the Chamber website at www.pagosachamber.com and click on the Adobe Fire link. In order to avoid duplication, we are working to get goods delivered directly to the new office sites.

Small items may be delivered to the Jann C. Pitcher Real Estate office at 2261 Eagle Drive. At this time, the need for desks and computers is filled. The community can also help out by donating household goods to the victims. Items such as diapers, toilet paper,

canned food goods, laundry soap and the like is greatly appreciated as the employees look to relocate and become employed at another business here in Pagosa.

The Community Foundation serving Southwest Colorado is based in Durango and invests and manages contributions, and awards impactful grants to meet the needs of our five-county community. In 2016, they expanded their efforts into Archuleta County through the 19th Hole Concert Series.

For more information about how you can assist the victims and businesses, contact the Chamber at 264-2360.

Pagosa's Specialty Stove & Fireplace Store Sales Service Chimney Cleaning NFI Certified Darwin, Lisa and Jeremiah Flaugh Established 1980 West Hwy. 160 **///**REGENCY on Put Hill behind HOLY SMOKES George T. Sanders 970-264-4441

Stoves & Fireplaces, LLC

Adobe fire confirmed to have started in kitchen

By Marshall Dunham

Staff Writer

Investigators have concluded the majority of the on-scene data gathering for the Adobe Building Fire.

The fire occurred around 1:05 a.m. on Saturday, Oct. 22, and displaced 14 businesses.

"Preliminary investigation findings have revealed the fire origin to be in the kitchen area of the first floor," states a press release from the Pagosa Fire Protection District (PFPD). "At this time, the cause of the fire District, Telluride Fire Protection District, and agents of the Bureau of

The kitchen area of the first floor was part of the Bear Creek Saloon and Grill

The press release, dated Oct. 27, goes on to state, "Fire investigators have concluded the majority of the on-scene data gathering. Information will continue to be collected and analyzed throughout the upcoming days."

In the days following the fire, members of the PFPD, Los Pinos

District, and agents of the Bureau of Alcohol Tobacco and Firearms (ATF) all investigated the cause of the fire.

PFPD Public Information Officer Megan Macht explained that, due to the size of the investigation, the PFPD called the ATF.

Heavy equipment is still being used at the site to assist with debris removal, and a semi-permanent fence has been erected around the site of the fire.

As of Oct. 26, insurance represen-

tatives were on the scene to assess the total damage, and were expected to be on the scene for several days.

The press release goes on to state that, after the PFPD released the scene of the fire to the town of Pagosa Springs, firefighters and EMS personnel would no longer be on the scene unless it was necessary.

marshall@pagosasun.com





holysmokesstoves.com

Justice

■ Continued from front

of said parcel. This was not just the decision of the land owner but of all stakeholders and policy makers, states

"I did have discussions this year with Todd Starr regarding the possibility of lifting the restriction but at that time I reiterated our general sentiments regarding a detention center in that location and made it clear that this was certainly not the preference," reads the email. "The

thought was that if the county had constraints that have recently no other viable options and this was truly the will of the people, Fairway Land Trust would be cooperative but it would be with great reluctance and disappointment."

The email goes on to allege that, initially, assurances were made that if the county did have to build a iustice center on the Hot Springs Boulevard property, it would be as aesthetically pleasing as possible and wouldn't resemble a jail at all.

"Moreover, in light of financial

come to light, it appears that the County might very well be looking (or forced) to build the most economically priced detention facility possible and that is certainly not in line with the prior discussions and representations," reads the email.

"In any case, it seems entirely premature to discuss lifting the restriction at a time when the issue is clearly undecided within the County on numerous fronts. It is an election year and the candidates

clearly have strongly opposing views concerning this issue," continues the email. "There appears to be substantial disagreement over the location, cost and source of funding and it appears that financing will require a county-wide vote. In short, nothing has been finally settled as far as what the County can and will do on this issue."

The email goes on to make it clear that no final agreement to lift the deed restriction was ever signed

to the BoCC what the apparent

Henderson. "There's a well on the

southeast corner of the building

that got turned on on Thursday. We

turn it on every year, it's the one that

heats the sidewalks. Evidently, it was

intercommunicating with some

other systems in the building and

allowing the smell to work its way

Valdez explained that, in his un-

derstanding, a crack in a vent pipe

allowed the gases from the well to

enter the vent pipe and, with the

cold weather setting in, those gases

"It was hot springs water," said

Sheriff

■ Continued from front

problem was.

"The above being said, Fairway Land Trust does look forward to working with the County and Town towards enhancing the community and its long term interest in a responsible and sensitive manner and in a manner acceptable to the community at large," concludes the email.

"I think it's important for the county to continue to dialogue and try to reach an amicable settlement and get the deed restriction lifted," said Commissioner Steve Wadley.

"The email from Alan Levine speaks for itself," said Whiting. 'The reality is there is no final deal on the deed restriction. Any assumptions or statements to the contrary were premature."

Said Commissioner Clifford Lucero, "It's unfortunate that Mr. Levine previously gave us his word that everything was fine on the restriction, twice, and now he's going back on what he said. It's really unfortunate for the county."

marshall@pagosasun.com

Election

■ Continued from front

Archuleta County, according to the Colorado Secretary of State's Office, out of a total of 10,524 registered voters reported by Archuleta County Clerk and Recorder June Madrid.

With Election Day close, the Archuleta County Election's Office, and other state and national agencies, are now suggesting that all ballots be delivered in person and not mailed to ensure delivery by the time the polls close.

According to state law, a Postmark doesn't count. The ballot must be received by the County Clerk on or before 7 p.m. on Nov. 8 to be counted in this year's election.

Too, ballots can no longer be mailed to voters and must be picked up in person from the Voter Service and Polling Center (VSPC), located in the Election's Office, in the downstairs of the Archuleta County Courthouse.

This includes inactive voters, those just registering, or who may not have received a ballot due to

The State Commission on Judicial

Performance seeks citizen input on

Colorado's Judicial Performance

Evaluation. This input will help guide

us as we pursue legislation to renew

the program's governing statute (CRS

13-5.5-101 et. seq.) which sunsets

subject to periodic retention elec-

tions. Judicial Performance Com-

missions perform evaluations of

judges to help inform the electorate

about each judge's integrity, legal

knowledge, communications skills,

temperament, administration and

service to the public. The evaluations

are published in the Colorado State

Ballot Information Booklet, the "Blue

Book," and online at www.ojpe.org.

the goals and objectives of the

overall program and is charged with

providing guidance to local district

commissions on their evaluations.

State Commission members seek

constructive feedback on the exist-

ing program and suggestions for

program improvement. Commis-

sioners see the reauthorization of

the program by the legislature as an

opportunity to attain citizen input

and make adjustments to improve

Commission members will be in

the following locations throughout

The State Commission oversees

Currently, Colorado judges are

By Robert McCallum

Special to The SUN

outdated voter information.

According to a handout containing frequently asked questions provided by Madrid, you may now register in Colorado up to and including the day of the election if you have been a resident of the county for at least 22 days prior to Election Day. You will sign a perjury statement regarding your residency.

You can also now register without a Colorado ID if you give election officials the last four digits of your Social Security number when registering. You may not vote, however, without showing a proper Colorado ID. A copy of the ID must be included in the envelope with the ballot when it is returned, or your ballot will not be processed.

Any changes to your voter registration require your signature, or you must make them yourself online at www.govotecolorado.com.

On the website, enter your name as you are registered and your Colorado driver's license number. Online changes are immediately transmit-

Commission on Judicial Performance

Ralph L. Carr Judicial Center Room

Rio Grande Water Conservation

Jury Assembly Room, Pueblo Com-

Jury Assembly Room, El Paso County

2 p.m. Jury Assembly Room, Mesa

p.m. Jury Assembly Room Summit

p.m. Jury Assembly Room, La Plata

Large Courtroom, Prowers County

Jury Assembly Room, Weld County

Assembly Room, Larimer County

Ralph L. Carr Judicial Center, Room

Alamosa, Nov. 15, noon to 2 p.m.

Pueblo, Nov 16, noon to 2 p.m.

Colorado Springs, Nov. 16, 4 p.m.

Grand Junction, Nov. 17, noon to

Breckenridge, Nov. 18, noon to 2

Durango, Nov. 18, noon to 2

Lamar, Nov. 21, noon to 2 p.m.

Greeley, Nov. 22, noon to 2 p.m.

Fort Collins, Nov. 22, 4p.m. Jury

Denver, Dec. 5, 11 a.m. to 1 p.m.

The commission seeks your input

1. Do you rely on Judicial Perfor-

2. Are we collecting the right in-

3. Are we evaluating and reporting

mance Evaluations when you vote

to hold public input sessions

District Office.

bined Court.

Judicial Building.

County Justice Center.

County Justice Center.

County Courthouse.

Combined Court.

Centennial Center.

on these four questions:

formation about judges?

for judges? Why or why not?

Justice Center.

ted to the local office.

VSPC location and hours

The VSPC will be open 8 a.m. to 4 p.m. Monday through Friday, and 8 a.m. to noon on Saturday, Nov. 4. On Election Day, Nov. 8, the VSPC

will be open from 7 a.m. to 7 p.m. The VSPC is located downstairs in the Archuleta County Courthouse, located at 449 San Juan St., with the center easily accessed at

the back of the building. While construction work will be underway on the pedestrian bridge near the courthouse, the Election's Office will still be accessible via the 5th Street route next to Centennial Park.

You may also drop off your voted ballot at the Archuleta County Clerk's Motor Vehicle Office Monday through Friday from 8 a.m. to 4 p.m. That office is located on street level in the courthouse.

The Election's Office can be reached at 264-8331. randi@pagosasun.com

4. Does the quality and usefulness

5. What other attributes of judges

6. What suggestions do you have

We are not seeking input about

particular judges or a particular

judge's particular decisions at this

meeting. The focus will be on the

Please attend a meeting that

is convenient to you and help us

improve this valuable Colorado

program. Each meeting will last ap-

proximately two hours, depending

on attendance and be based on the

I. Introductions and Meeting

II. Ground Rules for the meeting

If you cannot attend one of these

meetings, submit comments regard-

ing the program at www.ojpe.org.

Click on the "Citizens Feedback"

button at the top of the page to begin

hearing from you. Please let us know

how we are doing, what we can do

better and how to better serve you

in being an informed voter when

the Office of Judicial Performance

Evaluation at (303) 928-7777 or email

Kent Wagner, executive director, at

For further information, contact

judges are on the ballot.

Commissioners look forward to

III. Current Program Overview

should we be gathering feedback on?

of the evaluation information meet

your expectations?

to improve the system?

evaluation process itself.

following agenda:

IV. Public input

settled along the roof of the facility

every year with the help of very suphelp from so many people."

This year we have a very dedihardworking group are participat-

White added, "It is wonderful to have a bunch of students show such special day for all of our terrific veterans of Archuleta County."

student Sasha Hampton. "Besides hearing their stories, I really just want to give back," added student Ella Hemenger.

be doing. With the help of several eighth-grade parents, the students will cook and serve breakfast to all the veterans and their families.

So, we ask that every veteran join

Legion Post 108 Honor Guard detail will post colors at the Veterans Day breakfast at 9:30 a.m. Other local veteran-related events

that were submitted to The SUN are as follows:

system. "It smelled so bad," he said,

and were pulled into the ventilation

explaining that it was late Saturday afternoon that the call was made to evacuate the office and holding

"Two weeks ago we went through the whole complex and shut down the water and the sewer lines that aren't being used in the back of the jail. Since then, the smell throughout the building has dissipated greatly," said Stacie at the work session, later adding, "The fire department was there on Saturday and Sunday with their meters, and I walked around with the same two people yesterday with two different said. "They adapt so well."

meters."

Stacie said he and the members of the Pagosa Fire Protection District walked through the whole complex and then went to the roof.

"One of the roof drains on the southeast corner had steam coming out of it," said Stacie, adding that he cleaned out a pipe that was adjacent to the well that Henderson spoke

After turning that well off and leaving the cleanout open, Stacie said the smell disappeared.

"I walked through the whole complex this morning, and there's no smell," said Stacie.

"Our staff did amazing," Valdez

Veterans

into the building."

■ Continued from front

portive teachers and parents, saying, 'We couldn't do it without such great

cated group of eighth-grade students helping organize the event. This ing in a leadership class led by Anita Hinger.

commitment to helping make this a

so excited to participate in putting together this event. "I just can't wait to be able to talk to all the veterans," said eighth-grade

This year, the eighth-graders are

And, that's exactly what we will

us at the Ross Aragon Community Center at 7:30 a.m. on Nov. 11 for this impactful occasion. We hope to make this year the best Veterans Day Breakfast yet. A Mullins-Nickerson American

Free dental care

Dr. Jordan Rutherford and the team at Pagosa Smiles will be providing free dental care for veterans Monday, Nov. 7, from 9 a.m. to 5 p.m.

Pagosa Smiles will providing free dental care that can be completed the same day it is started. This includes cleanings, fillings, extractions and denture re-lines.

Rutherford said, "... we appreciate the freedom that is only possible by your sacrifice, and you are a group of good people."

Veterans should come by Pagosa Smiles located just off Piedra Road on Thursday, Nov. 3; Friday, Nov. 4; or Monday, Nov. 7.

241st birthday of the U.S. **Marine Corps**

All Marines, former and current, are invited to attend a celebration marking the 241st birthday of the U.S. Marine Corps.

The celebration will be held at 6 p.m. on Nov. 10 at Ramon's Mexican Restaurant. Attendees and guests are responsible for paying for their own meals. Complimentary birthday cake will be served.

Veterans of other branches of service are also welcome. Uniforms are always appropriate, but civilian dress is casual

Please RSVP to either Don Macnamee at 731-0306 or Ed Robinson at 731-0718.

Veterans Day program

The Mullins-Nickerson American Legion Post 108 and its auxiliary will honor Veterans Day, Nov. 11, with a

Thursday wouldn't be

program beginning at 10:55 a.m. at the Legion post.

Colors will be raised at the traditional 11 a.m. hour commemorating the end of World War I.

Guest speakers will be Dale and Betty Schwicker, each a retired U.S. Army lieutenant colonel. Both are very active in Pagosa Springs-area theater and music organizations. A potluck luncheon will follow at

11:30 a.m. All veterans and the public are invited.

Free park admission

Colorado Parks and Wildlife is offering free admission to all veterans and active duty members of the military, military reserve and National Guard to any Colorado state park for Veterans Day.

On Nov. 11, any member of the military forces or veteran can enter any of Colorado's 42 state parks free of charge, along with his or her companions in the same vehicle.

The military member or veteran must present proof of military service at the park gate. All other pasadmitted for free. All other park fees (for example, camping or fishing fees) still apply.

Military identification methods

Military ID card

Applicable DD Form

Veterans Affairs health identifica-

tion card

A current Colorado driver's license or state-issued identification card with the veteran seal printed

Denver, Nov. 14, 11 a.m.-1 p.m. kent.wagner@judicial.state.co.us. the evaluations properly? Colorado awarded \$1.8 million to expand apprenticeship programs

By Bill Thoennes Special to The SUN

the program.

November 2016:

The U.S. Department of Labor has awarded \$1.8 million to the Colorado Department of Labor and Employment to expand and strengthen apprenticeship programs.

Apprenticeships play a vital role in preparing the

state's workforce with the knowledge, qualifications and competencies they need to ensure Colorado maintains a strong and highly skilled workforce. The grant will help apprenticeships and career-based learning programs grow and expand as outreach is made

to low-income adults, individuals with disabilities,

women and minorities who have too often been left out of apprenticeship efforts in in-demand fields. The grant dollars will also make apprenticeship programs available in school districts across Colorado. For many high school students, uncertain of the future, a career pathway model that was developed in Switzerland will give them an opportunity to pursue a classroom edu-

cation along with an apprenticeship. It is an alternative pathway to a rewarding career. In addition, there are an estimated 110,000 youth in Colorado who are not connected to either work or school. For them, an apprenticeship can move them beyond that

first rung on a career ladder. $Apprentices hips are often assumed to be \ restricted \ to$ traditional industries such as construction and manufacturing but, in reality, they can prepare people in such

diverse industries as information technology, health care, energy, aerospace and more.

The advantage to Colorado industries is obvious.

Apprenticeships offer businesses a talent pool of applicants with job-related experience, allowing employers to save significant sums in recruitment and training costs. However, a robust apprenticeship system presents just as many advantages to Colorado workers, enhancing their skill set and self-esteem and increasing their value in the workforce. Apprenticeships provide a highly costeffective mechanism for developing workplace skills and reducing unemployment.

The work ahead will require a diverse group of stakeholders to come together in a coordinated team effort. The Business-Experiential Learning Commission and Colorado's Workforce Development Council (a part of the Department of Labor and Employment) will serve as the advisory board for the pilot efforts and convene workforce professionals, educators, economic developers, businesses and other stakeholders to build capacity and promote registered apprenticeships within industries.

"Workforce development and apprenticeships are critically linked and this \$1.8 million grant will provide great support to Colorado's efforts," said Ellen Golombek, executive director of the Department of Labor and Employment. "The creation of work-based training that meets the needs of Colorado employers and workers alike is key to Governor Hickenlooper's call to build up the middle class. When apprenticeships grow in Colorado, opportunities grow with them."



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Reports on impacts of potential 5th Street bridge to be presented to public

By Jim Garrett Staff Writer

At the Pagosa Springs Town Council meeting Tuesday evening, Town Manager Greg Schulte reported that consultants' reports on the traffic and economic impacts of a new bridge over the

San Juan River at 5th Street are nearly complete. Schulte's statement came in response to a question by councilor David Schanzenbaker.

Schulte elaborated that a final draft of the traffic report "is pretty much done," and receipt of a final draft of the economic impact study is expected "this week."

He continued that the reports will be presented at a public meeting, to be held in either the last week of November or the first week of

Schulte said the exact date will be determined soon, based on the availability of council members and the consultants' personnel to present the findings.

The two studies were ordered during the summer, after agreement was reached for the consultants fees to be shared by the town and Springs Partners LLC.

The partners own a tract of land south of the

A vested rights agreement between the town and the Partners, executed in 2012, sets terms munity's heart," is Objective 2.2, to "Expand for development of the property over 10 years.

The agreement also provides for potential Sidewalks." construction of the new bridge, which would provide access to the proposed development, and an alternative connection between Hot Springs Boulevard and U.S. 160.

At meetings on several occasions earlier this year, the town disclosed its interest in renegotiating the terms of the agreement with the Partners, with regard specifically to costs for construction of the potential bridge. As the agreement stands at present, the cost would be borne by the town, and the Partners would be obligated only to allow a land easement to build the necessary connecting roads within the development.

The consultants' studies were ordered after public concern was expressed that more information regarding the need and benefits of the potential bridge was necessary before any decision on its construction would be appropriate.

No specific timeline has been established for decision on the bridge. Funds for its construction are not included in the town's preliminary 2017 budget.

However, a mention of the potential bridge is included in council's Goals and Objectives for 2017, which were unanimously adopted at its Tuesday meeting.

Listed under Goal 2, to "Recognize and value a healthy and authentic downtown as the comand Rehabilitate the Downtown Streets and

One of several line items specified under the objective is "Ascertain 5th Street Bridge Options." The item is assigned a "critical" priority

The presentation of the consultants' reports will provide the next step en route to a potential decision for or against the proposal, and will set the stage for the town to "ascertain" its options as specified in the 2017 Goals and Objectives.

In other respects the 2017 Goals and Objectives adopted on Tuesday reflect points discussed by council at a work session on Oct. 14, and are largely similar to the Goals and Objectives adopted in 2015 for 2016.

Major modifications to next year's Goals and Objectives noted by Schulte in his written report referring the proposed document to council for consideration on Tuesday included a possible dog park in town, greater attention to recycling, increased bike and pedestrian facilities downtown, encouragement of a downtown hotel and conference center, efforts to improve broadband and attract postsecondary education to the community, and consideration of greater efficiencies in government by increased sharing with Archuleta County of responsibility for services.

Council approved the proposed 2017 Goals and Objectives at its meeting without further

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Replacement of pedestrian bridge starts

The 20-year-old bridge was found in mid-2015 to have a stress ing studies could not conclusively determine whether the fracture defect, improper installation or movement of the earth supporting the bridge's base.

After discovery of the damage,

Accordingly, a replacement bridge in the same style was manufactured in response to the town's order. Recently, on Oct. 14, town replace the bridge by Jita Contracting. The town was able to sell the old bridge to a private buyer, so it is to be removed by the contractor in suitable condition for reuse before

Access to the site where the work is to be done is behind the Archuleta County Courthouse. The Archuleta County Election's Office is in the courthouse. Voters access the Election's Office at the back of the courthouse.

Scott Lewandowski has assured county and town officials that access to the Election's Office will replacement. However, there will

be limitations on parking behind the courthouse along the side of the parking lot closest to the river. Space will be needed in that area of the lot to provide room for the contractor's work to be completed.

Another factor complicating the project is that the town's geothermal hot water line is routed across the river via the bridge. It will need to be disconnected and then reinstalled during the project.

The announced schedule calls for preparation for the work today and tomorrow, including erection of a pad for the crane needed to handle the heavy lifting.

Then, the geothermal water will be disconnected and the old bridge disassembled and removed next Monday and Tuesday (Nov. 8, Election Day). The new bridge is to be delivered and the old bridge loaded on the truck for removal on Wednesday, Nov. 9. Installation of the new bridge and reconnection of the geothermal water line is to be completed by next Friday. jim@pagosasun.com

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today, project to continue through next week

By Jim Garrett Staff Writer

The Town of Pagosa Springs has announced the schedule for replacement of the Springs Pedestrian Bridge over the San Juan River between The Springs Resort and the north bank Riverwalk, beginning tomorrow and continuing through Nov. 11.

fracture, which could lead to collapse under heavy use. Engineerwas caused by a manufacturing

the bridge was initially deemed safe for continued use in the short term with weight restrictions, but the town's expert engineer called for its ultimate replacement. The engineer's assessment was renewed last spring, with the specific suggestion that replacement was needed this fall, because of potential additional damage that could be caused by winter weather.

council accepted the low bid to

the new bridge is installed.

Town Special Projects Manager not be impacted by the bridge

Card of Thanks

Museum

Dear Editor:

The San Juan Historical Society Board of Directors are so thankful for all the support from the Pagosa Springs and Archuleta County community for the 2016 season.

It is with great pleasure we thank all of the supporters of the museum in Pagosa for this year: manpower, speakers, equipment, volunteers and monetary donations.

The activities that were held were many and some of the same quality are in planning stages for 2017: Geology of the Upper San Juan; possibly Chimney Rock and

the Piedra River areas; a demon-John Wayne movies, "The Cowfoods found in the area; a demonstration of the art of blacksmithing; railroads in southwestern Colorado; pictures and stories of lumber mills near Pagosa which are new to the museum. We hope to continue the information concerning our local game animals, how hunting and the winter season affects them.

A short list of the 2016 volunteers who are helping the museum continue its educational history of our area: Jace Johnson, Jon John-

son, Glenn Sterkel, Buck Pierce, stration of campfire cooking with Shari Pierce, Terri House, Ann Oldsamples: tour of where one of the ham, John Taylor, Dean and Karen Cox, Doug and Cynthia Purcell, JD boys," was filmed; Native American and Becky Guilliams, Loretta and Troy Ross, Janice Klassen, Dennis Kleckner, Mark Bergon, Mary Jo Coulehan of the Pagosa Chamber, Jeff Laydon, Rachel Novak, Monograms, Old West Press, Randy Schnose and Shelley Cox of Riff Raff Brewing.

We hope to see everyone during the 2017 season.

Jean Taylor

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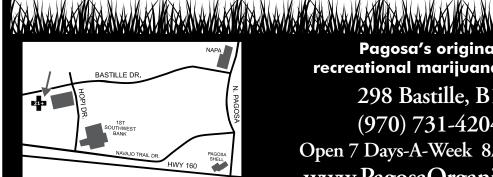
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County's unemployment rate decreases to 2.7 percent

By Marshall Dunham Staff Writer

The unemployment rate for Archuleta County decreased to 2.7 percent in September, with 6,240 people in the labor force and 170 of those claiming unemployment.

In August, there were 6,474 people in the county's labor force with 198, or 3.1 percent, claiming unemployment. The total workforce lost 36 people over the month, while the number of unemployed people decreased by 28, causing the .4 percent decrease in unemployment.

In September 2015, there were 6.028 workers in the county, of which 171, or 2.8 percent, were unemployed. September 2016's rate is down .1 percent by comparison.

Looking at this September's employment situation for the rest of the state, Saguache County had the highest unemployment rate

Baca County had the lowest rate at 1.8 percent.

According to the survey of households, the unemployment rate for the state decreased from August to September, going from 3.8 percent to 3.6 percent.

The number of people actively participating in the labor force increased 6,700 over the month to 2,898,000 and the number of people reporting themselves as employed increased 11,300 to 2,793,500. The increase in total employment combined with the increase in the labor force caused the number of unemployed to decline 4,600 and the unemployment rate to decrease to 3.6 percent.

In comparison, the national unemployment rate increased onetenth of a percentage point over the same period to 5 percent.

The unemployment rate, labor

for the month at 5.4 percent, while force, labor force participation, total employment and the number of unemployed are based on a survey of households. The total employment estimate derived from this survey is intended to measure the number of people employed.

However, nonfarm payroll jobs estimates are based on a survey of business establishments and government agencies, and are intended to measure the number of jobs, not the number of people employed.

The business establishment survev covers about seven times the number of households surveyed and is therefore considered a more reliable indicator of economic conditions. Because the estimates are based on two separate surveys, one measuring jobs by worksite and the other measuring persons employed and unemployed by household, estimates based on

these surveys may provide seemingly conflicting results.

Over the year, nonfarm payroll jobs increased 69,200 with an increase of 59,500 in the private sector and an increase of 9,700 in government in Colorado.

The largest private-sector job gains were in construction, leisure and hospitality, and education and health services. Mining and logging declined over the year.

Other data that is gathered by the survey of business establishments includes private sector average weekly hours, average hourly earnings and average weekly earn-

Over the year, the average workweek for all employees on private nonfarm payrolls decreased from 33.9 to 33.6 hours and average hourly earnings decreased from \$26.81 to \$26.80.

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LEAP: Low-income Energy Assistance Program launches

By Kris Kitto

Special to The SUN

By Martha Peacock

Special to The SUN

Colorado's Low-income Energy Assistance Program (LEAP) began accepting applications for its 2016/17 season on Nov. 1.

Mayor Donald Volger and Town

Manager Greg Schulte will be the

featured speakers at the monthly

meeting of the Archuleta County

Republican Women on Nov. 8 at

be giving an update on the proposed

The mayor and town manager will

LEAP is a 100-percent federally gram pays the highest benefits to funded program administered by the Colorado Department of Human Services (CDHS) that provides cash assistance to help Coloradans pay a portion of home heating costs during the winter months. The pro-

Volger, Schulte to give

update on 5th Street bridge 5th Street bridge, the impact of the project and the reasons that the town would like to have this project move

forward. They will also address other

projects the city is involved in. The meeting is scheduled to start at noon, with the doors opening at 11:30 a.m. Lunch will be offered for \$12. Everyone is invited to attend. For information, email acrwpagosa@gmail.com.

those with the highest heating bills and the lowest incomes by family size. Applicant income may not exceed 165 percent of the federal poverty level (\$3,341 per month for a family of four). "Last year, nearly 98,000 Colo-

radans applied for LEAP, receiving an average benefit of nearly \$389 per household," said Aggie Berens, LEAP manager. "We want to make sure that all eligible Coloradans are aware of LEAP's assistance so they can receive some help with heating costs this winter."

To qualify for LEAP, applicants must be responsible for paying heating costs directly to an energy provider, fuel dealer or as part of their rent. They also must be permanent legal residents of the United States and Colorado, or have household members who are U.S. citizens.

also qualify for programs that inspect a home's primary heating source, such as a furnace or woodburning stove, and weatherization upgrades that improve a home's energy efficiency. The state of Colorado also offers

LEAP-eligible households may

a rebate of property tax, rent and heat expenses to low-income seniors and disabled persons. Please visit the Colorado Department of Revenue's website at www.colorado.gov/pacific/tax/property-tax-rent-heat-creditptc-rebate-file for more information and the rebate application booklet.

To find out if you qualify for LEAP, call toll-free at (866) HEAT-HELP ((866) 432-8435) or visit www. colorado.gov/cdhs/leap to view the most current program application requirements and download an application. Applications will be accepted until April 30, 2017.

Inebriated driver hits and runs, gets caught

The Blotter

By Marshall Dunham Staff Writer

Boss Hogg's Restaurant.

A hit and run occurred the morning of Friday, Oct. 28, at the intersection of County Road 600 (Piedra Road) and U.S. 160.

According to Pagosa Springs Police Department Lt. TJ Fitzwater, the accident occurred around 10:40

a.m., when a Chrysler sedan rearended a Chevy Tahoe.

Fitzwater explained that, despite there being many witnesses, the driver of the sedan proceeded to flee the scene.

Some of the witnesses wrote down the license plate number of the sedan while others actually followed it, said Fitzwater.

Fitzwater explained that while it took several minutes to locate the driver, he was eventually found on Wayside Corner, roughly halfway up Put Hill.

The driver was 21-year-old Andrew Bettelyoun, of Dulce, N.M., and was found to be driving under the influence of alcohol.

Bettelyoun also had a female

passenger and a 2-year-old infant in the back seat.

Fitzwater explained that Bettelyoun was charged with eight different charges, including DUI, child abuse, reckless driving, having no insurance in his possession and having no license in his pos-

marshall@pagosasun.com

Items listed in The Blotter report where an alleged incident occurred and the nature of the incident. Readers should not assume employees or owners of a place of business or a parking lot reported as the scene of an event are involved as perpetrators of the incident.

Archuleta County Sheriff's Office Oct. 24 — Information only, Bastille

Drive. Information only, County Oct. 25 Road 988.

Oct. 25 — Agency assist, San Juan Street. Oct. 26 — Information only, County Road 988.

Oct. 27 - Owner operated or permitted operation of vehicle without liability insurance, failed to display valid registration, improper registrationregistration rescinded or canceled, drove vehicle when license suspended, County Road 600.

Oct. 27 — Warrant arrest, Eagle Drive.

Oct. 27 — Information only, Pines Drive.

Oct. 27 — Identity theft-possesses, identity theft-uses financial device, theft, Hot Springs Boulevard.

Oct. 27 — Aggravated motor vehicle theft, Needles View Place.

Oct. 28 — Armed robbery, Retreat Court.

Oct. 30 - Domestic violence, thirddegree assault, Catchpole Drive.

Oct. 31 — Warrant arrest, San Juan

Oct. 31 - Information only, Redwood Drive. **Town of Pagosa Springs Police**

Department Oct. 25 — Agency assist, East Pagosa Street.

Oct. 25 - Third-degree assault, South 9th Street. Oct. 26 — Traffic/insurance, Eagle

Oct. 26 — Truancy, South 8th Street. Oct. 27 - Traffic/insurance/equip-

ment, Apache Street. Oct. 27 — Information only, South 9th Street.

Oct. 28 - DUI, U.S. 160.

Oct. 29 — Underage possession/ consumption, San Juan Street. Pagosa Springs Municipal Court:

Judge William Anderson Oct. 26 — Vincent Clark, speeding 1-4 mph over prima facie limit, fines and costs — \$82.

Oct. 26 — Chanthalee Rathsavong, shoplifting, seven days jail, fines and costs - \$35.

Archuleta County Court: Judge Justin P. Fay Oct. 26 — Noah Douglass, driving

under the influence. 12 months probation alcohol evaluation and supervision, 90 days iail suspended imposition. 80 hours community service, fines and costs - \$1.338.50.

Oct. 27 — Virginia Maes, fail to yield right of way/stop sign, fines and costs \$52.50.

Oct. 27 — Timmy Martinez, speeding 5-9 over limit, fines and costs -\$67.50.

Oct. 27 — Christopher Bouchard, seat belt not used, fines and costs -\$163.50

Oct. 27 — Ryan Foster, speeding 10-19 over limit, fines and costs -\$258.50. Oct. 27 - Sabian Roman, speed-

ing 20-24 over limit, fines and costs \$339.50.

Oct. 27 — Robert Smith, speeding 10-19 over limit, fines and costs -

Oct. 27 — Travis Vigue, speeding 10-19 over limit, fines and costs -

\$258.50. 6th Judicial District Court: Judge Greg Lyman No report.

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ATV accident results in fatality

By Marshall Dunham

An ATV accident that occurred on the evening of Saturday, Oct. 29,

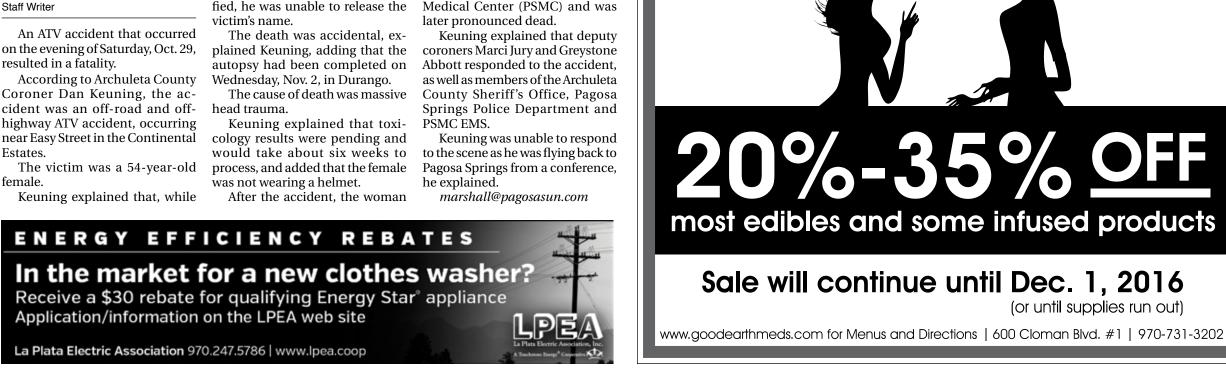
According to Archuleta County Coroner Dan Keuning, the accident was an off-road and offhighway ATV accident, occurring near Easy Street in the Continental

Estates. The victim was a 54-year-old

Keuning explained that, while

the female's family had been notified, he was unable to release the

was transported to Pagosa Springs Medical Center (PSMC) and was later pronounced dead.



Application of the town's Land Use and Development Code to the past and the future

By Jim Garrett Staff Writer

The Town of Pagosa Springs' Land Use and Development Code (LUDC) was adopted in 2009.

In its own language, the code's stated purpose is "to protect the public health, safety, and welfare," as well as to implement the town's Comprehensive Plan, and other plans adopted to help shape its

Town Planning Director James Dickhoff summarized the provisions of the LUDC for The SUN in an interview on Oct. 13.

It fulfills its stated purposes, he said, by regulating the manner and density of land use, and the dimensions, characteristics, esthetics and methods of construction, as well as allocating responsibilities for public oversight.

An example of measure included in the LUDC is provisions establishing zoning districts and regulations on use. But in total, its provisions are many and varied. Among additional specifics, the LUDC adopts commercial and multifamily residential design standards, and also building and fire codes, based on international standards subject to some local "fine-tuning."

Since the LUDC was adopted after the town was well established, it includes in Article 9 provisions relating to so-called "nonconformities." These include "uses, structures, lots, signs, and use characteristics" existing legally prior to the code that conflict with its subsequently adopted provisions.

The LUDC provides that such nonconformities "may continue to be used and occupied." But at the same time, it invites action "to bring about their eventual elimination in order to preserve the integrity of this Land Use Code and the Goals of the Town of Pagosa Springs.'

A common and often over-looked example of a possible nonconformity may be dumpsters. For commercial properties, the LUDC provides in Article 6 that dumpsters kept outdoors must be screened behind some kind of partition, to keep them out of open view.

Dickhoff explained that the "en-

closed dumpster provision" protects community health, safety and welfare. Among other things, dumpster enclosures may help discourage hungry bears from making a mess.

But older buildings built before the advent of the LUDC, such as many of the properties along Pagosa Street, downtown, mostly lack any such enclosures. Thus, they may constitute nonconformities.

Dickhoff was asked by The SUN whether the town takes any adverse action against older open dumpsters on commercial properties.

He responded that when businesses in older properties renew their business licenses annually, the town has been taking note of nonconformities like unenclosed dumpsters, and seeking to encourage business owners to correct them. Such action is specifically contemplated by the "eventual elimination" provision of Article 9.

Dickhoff noted there may be competing considerations in circumstances relating to a nonconformity, and the objective of elimination may not be a simple matter.

On the one hand, Dickhoff observed that open dumpsters may be a source of upset to neighbors, and may tend to detract from community esthetics and property values. But on the other, he acknowledged that attempting to screen a dumpster on a property laid out before promulgation of the standard, and not configured for its accommodation, may be a hardship for the occupant.

So, Dickhoff said that the town only attempts to "work with" occupants of properties with older, nonconforming uses, to attempt to reduce the potential conflicts with newer, publicly preferred standards reflected by the adoption of the

A relatively prominent example of a nonconforming use in town can be seen on the south side of U.S. 160, near the top of Put Hill, the location of a property currently being operated as a salvage yard.

The SUN asked Dickhoff about the property, and he acknowledged that the current use would not be permitted under the LUDC due to zoning regulations.

But, he said, the owner has been operating a salvage yard at that site since before the LUDC, and even before the land was annexed into the town years prior to the code's adoption.

As with nonconforming dumpsters, Dickhoff said the town attempts to work cooperatively with the property owner to gain increased adherence to the esthetic standards of the community reflected by advent of the LUDC, but not strictly applicable to older properties.

And, in this instance and others, progress has occurred.

The property owner on Put Hill, "has been receptive," said Dickhoff. And, he added, the property owner has given the town assurances of more efforts to "clean-up the property."

Thus, he concluded, the town will continue to work with property owners to gain improvements to nonconforming uses that can be a source of public concern.

The SUN's discussion with Dickhoff then turned to the possibility that some efforts may be on the horizon to change parts of the LUDC, which some may believe can impede the development of affordable housing.

In particular, the affordable housing work group presented a series of recommendations aimed at solving the problem of inadequate work force and low-income housing in the community to the Pagosa Springs Town Council and Archuleta County Board of County Commissioners at their joint work session on Sept. 27. The SUN reported the recommendations in detail in its edition of Sept. 29.

Among the work group's recommendations were suggestions that so-called "tiny homes" should be permitted in residential districts, and that smaller lots and increased residential densities should be allowed.

Suggestions for smaller lots and increased residential densities have already been considered by the town's planning commission. See The SUN's discussion of affordable housing and proposals for revision of the town's residential zoning regulations in its July 14 edition.

The planning commission adopted a recommendation for town council to reduce minimum lot sizes on Oct. 11, but council has yet to consider the issue.

Regarding the matter of tiny homes, Dickhoff told The SUN on Nov. 2 that under the LUDC, a tiny home is any home under 400 square feet in size. The building code currently prohibits homes less than that minimum.

Dickhoff said that anything under that size could only be built currently as a "recreational vehicle," and would not be allowed for occupancy in a zoned residential district.

Since the work group's recommendation for tiny homes anticipated homes less than the current 400-square-foot minimum, Dickhoff said that implementation of the proposal within the town would require amendment of the LUDC.

While The SUN's discussion with Dickhoff focused on tiny homes as representative of the recent recommendations, other recommendations could require amendments as well.

The SUN asked what would be the process whereby potential amendments of the LUDC could be considered.

Dickhoff said that to the extent the town council "indicates its interest in evaluation of the proposals" by the work group, the planning commission will undertake the task with the assistance of town staff, including the planning and building departments.

The LUDC will provide a context for the evaluation, he said, including a focus on the issues of public welfare, health and safety it promotes.

As an example, the requirements of the building code designed to protect occupant safety would be considered.

In addition, Dickhoff said, it would be important to ensure that those affected "are part of the discussion," referring to groups including utility companies, the health department, residents and builders.

The planning commission would then refer any recommendations on possible LUDC amendments back to council for action.

jim@pagosasun.com

Public Meetings

The following meetings are subject

Tuesday, Nov. 8

Archuleta County Board of County Commissioners work session. 8:30 a.m., Archuleta County administration building, commissioners' meeting room, 398 Lewis

Archuleta School District Board of Education work session. 5 p.m., Pagosa Springs Middle School library, 309 Lewis St.

Town of Pagosa Springs Planning Commission, Board of Adjustment and Design Review Board. 5:30 p.m., Town Hall council chambers, 551 Hot Springs Blvd.

Archuleta School District Board of Education regular meeting. 6 p.m., Pagosa Springs Middle School library, 309 Lewis St.

Pagosa Fire Protection District **Board of Directors meeting and** Pagosa Fire Protection Firemen's **Pension Fund Board of Trustees** special meeting. 6:30 p.m., Station No. 1 training room, 191 North Pagosa Blvd.

Wednesday, Nov. 9

Pagosa Springs Community Development Corporation (CDC) regular meeting. 5:30 p.m., Borde Rio Tavern back room, 356 E. Pagosa St.

Town of Pagosa Springs Historic Preservation Board. 5:45 p.m., Town Hall front conference room, 551 Hot Springs Blvd.

Thursday, Nov. 10

Archuleta School District Board of Education board retreat. 9 a.m. 679 E. Log Hill Road.

Monday, Nov. 14

San Juan Water Conservancy District special meeting and public hearing on proposed budget. 5 p.m. at the district offices located at 46 Eaton Drive, Suite 5.

Pagosa Area Geothermal Water and Power Authority meeting. 5 p.m., commissioners' meeting room, 398 Lewis St.

Tuesday, Nov. 15

Archuleta County Board of County Commissioners work session. 8:30 a.m., Archuleta County administration building, commis-

sioners' meeting room, 398 Lewis

Archuleta County Board of County Commissioners regular meetadministration building, commissioners' meeting room, 398

Lewis St. **Upper San Juan Health Service** District regular board meeting. 5:30 p.m., Pagosa Springs Medical Center main building conference

room, 95 S. Pagosa Blvd. Wednesday, Nov. 16

Upper San Juan Library District board meeting and public hearing for proposed budget. 12:30 p.m., Ruby M. Sisson Memorial Library, large meeting room, 811 San Juan St.

Archuleta County Planning Commission regular meeting. 6 p.m., Archuleta County administration building commissioners' meeting room, 398 Lewis St.

Thursday, Nov. 17

Pagosa Springs Town Council meeting. 5 p.m., Town Hall council chambers, 551 Hot Springs Blvd.

Tuesday, Nov. 22

Archuleta County Board of County Commissioners work session. 8:30 a.m., Archuleta County administration building, commissioners' meeting room, 398 Lewis

Pagosa Springs Community De-

work session. 11 a.m., First Southwest Bank conference room, 249 Navajo Trail Drive.

Town of Pagosa Springs Planning Commission, Board of Adjustment and Design Review Board. 5:30 p.m., Town Hall council chambers, 551 Hot Springs Blvd.

Wednesday, Nov. 23

Town of Pagosa Springs Historic Preservation Board. 5:45 p.m., Town Hall front conference room, 551 Hot Springs Blvd.

Public meeting information should be sent to editor@pagosasun. com with "Public Meeting" in the subject line. The deadline is noon Monday each week prior to publication for that week's issue.

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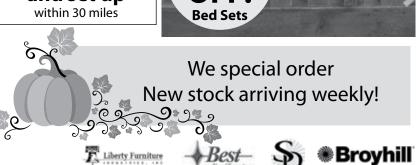
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School board to hear facilities report, decide on policies and charter school

By Randi Pierce Staff Writer

Tuesday's meeting of the Archuleta School District (ASD) Board of Education is set to feature multiple items the district has been dealing with for several months, as well as the second reading of board policies that further define how medical marijuana can be dispensed on school grounds, and

The meeting is scheduled to begin at 6 p.m. in the Pagosa Springs Middle School library, following a 5 p.m. work session expected to center on the Pagosa Charter School Initiative's application.

The charter school application has been the topic of several work sessions for the board, with a decision anticipated during the regular meeting.

Another long-term topic that discrimination, immunizations will be discussed during the meeting is the district's facilities study, with the agenda stating, "Stuart Copedge from RTA Architects will present an update on the master schedule, the capacity analysis and demographic data review, which is all part of the Facilities Study currently being conducted."

Policies up for second reading at the meeting include policies on

Several of the policy items are "policy revisions [that] are based upon Title IX's protection from discrimination based on sex including transgender and gender nonconforming students. Title IX applies to all schools (K-12 and postsecondary) that accept federal funding. Policy AC also included revisions related to HB 16-1438 which amends the Colorado Anti-Discrimination Act concerning the employment

and medical marijuana.

of pregnant women."

About the immunization policy, the agenda states, "Regulation JLCB-R - Immunization of Students contains changes that reflect the new requirement from the Colorado Board of Health, which now require parents who assert that their children are exempt from state-required immunizations based upon their religious or personal beliefs to submit and 'official form' of such non-medical exemption on an annual basis to their child's school. An exemption form has been developed by the Colorado Department of Public Health and Environment (CDPHE)

for parents' use. This form can be found on the CDPHE's website."

During discussion at the first reading of the policies in October, ASD Executive Assistant Robyn Bennett explained that specific wording is required by the state, causing the revisions to the six policies falling into the above categories.

The other five policies up for second reading are new and touch on the dispensing of medical marijuana to qualified students, meaning students who possess a medical marijuana card from a doctor.

According to the agenda documentation, "The following policies are being presented for adoption and revision to address HB 16-1373. HB 16-1373 gives a 'qualified' student (one who holds a medical marijuana card) the right to have his or her 'primary caregiver' administer non-smokeable medical marijuana to the student on school grounds, on school buses and at school-sponsored events. Federal law continues to regard any form of marijuana as an illegal controlled substance. While Colorado school boards are not legally required to adopt a policy on this subject, state

law permits local boards of educa tion to adopt a policy regarding 'who may act as a primary caregiver' and establishing 'reasonable parameters' on the administration and use of medical marijuana on school grounds, on a school bus and at a school-sponsored event."

At the Oct. 11 board meeting, Bennett explained that, without the policies, medical marijuana could be dispensed anywhere on school grounds.

Reed further explained that the policies help define that only the primary caregiver could administer a non-smokeable form of marijuana in the nurse's office, noting it contains where it could be administered.

In response to board questioning, Bennett noted that the policies specify that no staff will administer the medical marijuana.

Board member Jason Peterson also noted at the Oct. 11 meeting that the policies do not include a statement about referral to law enforcement as a consequence like other similar policies, with other board members agreeing it should

be added in. randi@pagosasun.com

'Inside Out Coaching' video focuses on state of school sports

By Bert Borgmann

Special to The SUN

The Colorado High School Activities Association (CHSAA), the NFL and the Denver Broncos are continuing the coaching education initiative they started last year. The continuing program is Inside Out Coaching and has been adopted by nearly 2,500 school administrators and coaches since October 2015.

As part of its continuing effort to transform the current win-at-allcosts sports culture, CHSAA, along with the NFL and Broncos and featuring the program's developers Joe Ehrmann and Jody Redman, have a produced a video geared toward school boards and parents, but is appropriate for all interested in the current state of high school sports. (Get it here: http://chsaanow.com/ insideout/.)

"High school sports are many things to many people," CHSAA Commissioner Paul Angelico said. "But it has become apparent over the

years that we need to refocus on the philosophy and clearly explains real purpose of high school sports. We need to focus on the intentional development of the educational, social and emotional well-being of the student athlete. We need to ask, what is the purpose of high school sports; and the answers to transforming our culture may well lie in this video."

Inside Out Coaching is a national initiative backed by the NFL — in Colorado, the Broncos — and debuted last year in Colorado, Minnesota and Texas. The purpose of the initiative is to: Transform the current "win-at-all-costs" sports culture, where the value is only defined by the outcome on the scoreboard and the win-loss record, to a culture that defines and promotes sports as a human growth experience that focuses on the intentional development of the educational, social and emotional well-being of each student-athlete.

The video features clear and concise language for those unfamiliar with the Inside Out Coaching why this initiative is needed in today's sports culture. It features Angelico, CHSAA Associate Commissioner Tom Robinson, and former Denver Bronco and current high school coach Louis Wright, along with Ehrmann and Redman.

Ehrmann is a nationally renowned author and motivational speaker who played in the NFL for 10 seasons. He has devoted much of his life to off-the-field service and initiatives such as Inside Out Coaching. His top selling book, "Inside Out Coaching," is the catalyst for this approach to transform how we coach our students.

Redman, an associate director of the Minnesota State High School League, has a long history of involvement with programs like this. She developed the curriculum for the nationally successful Why We Play, as well as the emerging Anyone Can Save a Life.

Find more information and resources at InSideOutInitiative.org.

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USDA issues safety-net payments to Colorado farmers in response to market downturn

By Patti Finke

Special to The SUN

USDA Colorado Farm Service Agency (FSA) Executive Director Leland Swenson announced that approximately 19,000 Colorado farms that enrolled in safety-net programs established by the 2014 Farm Bill will receive financial assistance for the 2015 crop year.

The programs, known as Agriculture Risk Coverage (ARC) and Price Loss Coverage (PLC), are designed to protect against unexpected drops in crop prices or revenues due to market downturns.

"These safety-net programs profall below normal, unlike the previous direct payments program that provided funds even in good years," said Swenson. "These payments will help provide reassurance to Colorado farm families who are standing strong against low commodity prices compounded by unfavorable growing conditions.

"Payments by county can vary because average county yields will differ," said Swenson.

Statewide, 8,000 farms participated in ARC-County and 11,000 farms participated in PLC. Currently, Colorado FSA county offices has issued over \$84.5 million dollars to producers. More details on the price and yield information used to calculate the financing assistance from the safety-net programs is available on the FSA website at www.fsa.usda.gov/arcplc and www.fsa.usda.gov/co.

Since 2009, USDA has provided \$5.6 billion in disaster relief to farmers and ranchers, expanded vide help when price and revenues risk management tools with products like Whole Farm Revenue Protection, and helped farm businesses grow with \$36 billion in farm credit.

The department has engaged its resources to support a strong next generation of farmers and ranchers by improving access to land and capital, building new

markets and market opportunities, and extending new conservation opportunities.

USDA has developed new markets for rural-made products, including more than 2,500 biobased products through USDA's Bio Preferred program, and invested \$64 billion in infrastructure and community facilities to help improve the quality of life in rural America. For more information, visit www. usda.gov/results.

Schulte

We recently lost our beloved cat, Carlo, from heart failure, but we want to thank those who worked hard to save our dear boy. We and Carlo were incredibly blessed by the amazing, caring treatment he received from veterinarian Dr. Nanette Lockard and her staff at Pagosa Veterinary Clinic on Cemetery Hill. Dr. Lockard's skill and action in identifying and treating Carlo was a godsend for us. Anyone who had the privilege of knowing Carlo (yes, he was Italian), knows what a precious soul he's been in our lives. Dr. Lockard, we are forever grateful for the care you and your staff provided our precious boy in his final days. And, we are grateful you have chosen to be here in Pagosa Springs.

Greg and Deborah Schulte

Subscribe to The SUN

Marine Corps birthday celebration Nov. 10

By Ed Robinson Special to The SUN

All Marines, former and current. are invited to attend a celebration marking the 241st birthday of the U.S. Marine Corps.

The celebration will be held at 6 p.m. on Nov. 10 at Ramon's Mexican Restaurant. Attendees and guests

are responsible for paying for their own meals. Complimentary birthday cake will be served.

Veterans of other branches of service are also welcome. Uniforms are always appropriate, but civilian dress is casual.

Please RSVP to either Don Macnamee at 731-0306 or Ed Robinson at 731-0718.

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Sports

Volleyball

Lady Pirates finish strong at Coal Ridge tourney, host playoffs this weekend

By Jim Garrett Staff Writer

The Pagosa Springs High School girls' volleyball team advanced to the playoffs after winning four of five matches last weekend against opponents from across the state at the Coal Ridge Tournament in New Castle, Colo.

The 12th-seeded Lady Pirates will host two playoff rivals on their home floor in the Pagosa Springs High School gym Saturday, Nov. 5, with their first match being set for 10 a.m. against 25th-seeded Weld Central High School, from Keenesburg, Colo. The Lady Pirates will have a second match at 1 p.m. against 13th-seeded Rye High School, following a match between the two visitors.

The Rye Thunderbolts have a record of 18-5 on the season and finished tied for third place in the Tri-Peaks League. The Weld Central Rebels have a record of 19-4 and finished second the Colorado 7 League.

Last weekend, the Pagosa team's only loss was to the Valley High School Vikings, from Gilcrest, Colo. The loss came in a hotly contested, four-set match, by scores of 25-18, 25-23, 23-25 and 25-17.

Victories for the Lady Pirates at the tournament came on Friday, Oct. 28, against the Battle Mountain Huskies, from Edwards, Colo., by scores of 25-20 and 25-15, and against the

Delta Panthers, by scores of 25-15

On Saturday, Oct. 30, the Ladv Pirates offset the loss to Valley with two victories over the Glenwood Springs Demons, in the morning by scores of 21-25, 25-21 and 15-12, and in the afternoon by scores of 25-14, 25-12 and 25-22.

Pirate coach Connie O'Donnell explained that the unusual occurrence of two matches against the same opponent the same day resulted because in the Lady Pirates volunteered to fill in for another team in the second match. The absent team was unable to play due to state limitations on the number of matches a team may have during the regular season.

Of the play last weekend, O'Donnell told The SUN, "It was a great tournament for us not only because it gave us a boost in rankings before the regional seeding took place," but also because the solid play "helped the team realize their potential. They played as a team and I'm glad that we are starting to play our best volleyball at the end of the

The coach pointed out, "We had a rough start with our match on Saturday morning [against Battle Mountain]. We were down by 12 points and came back to win."

Of the Lady Pirates' resolve to fight in the face of adversity, O'Donnell said, "I love our never give up attitude that we play with. If we keep playing with that attitude, we will never have any regrets."

During the five-match tournament at Coal Ridge, statistical leaders for the Lady Pirates included Megan Farrah with 42 kills, Faith Ahlhardt with 39 and Morgan Lewis with 25. Hayley Mitchell led with eight aces, while Farrah, Lewis and Ahlhardt all contributed three. Mitchell led the way for the Pagosans with 15 blocks, while Taylor Jones added 11 and Farrah eight.

In digs, the team leaders were

Ahlhardt with 46, Lewis with 32 and Farrah with 21. Lewis contributed the leading total of 71 assists, and Teagan Stretton followed with 49. Ahlhardt led in serves returned with 66, Isabelle Pajak had 58, and Farrah added 42.

Looking forward to the playoffs, O'Donnell commented, "We feel so honored to be hosting regionals for the third year in a row. We have work to do this week to get ready for competitive matches with Rye and Weld Central. I want the girls to play with the confidence that they had

RECREATION NEWS

Register now for winter arts and crafts class

By Darren Lewis SUN Columnist

The Pagosa Springs Recreation Department is currently accepting registrations through Nov. 18 for an arts and crafts class to be held at the Ross Aragon Community Center.

The class is for ages 9-13 and will be held on Tuesdays and Thursdays from 4 to 5:30 p.m. This class is a three-week session beginning Nov. 29 and running through Dec. 15. Cost of the class is \$25 for the three-week session.

Registration can be completed at the Community Center. Please call the recreation department with any questions, 264-4151, ext. 232.

Youth basketball ages 9-12

The Pagosa Springs Recreation Department is currently accept-

ing registrations through Dec. 30 for youth basketball for ages 9-12. Cost is \$35 and registration may be completed online or at the Community Center.

Practice will start mid-January, with games beginning in February. Please call the recreation department with any questions at 264-4151, ext. 232.

Online registration

Through the use of Xpress Bill Pay, the Town of Pagosa Springs Recreation Department offers online registration for most youth programs, including tee ball, baseball, soccer, basketball and volleyball.

To register for programs online or learn more about Xpress Bill Pay, visit the parks and recreation department page at www.townofpagosasprings.com.

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goals. Josh helped improve his team mates by staying positive all of the time, supporting them on the sideline, and even played scout 'O' and 'D' in practice. His thirst of learning everything he could about the game was endless this season. Josh is very well respected by his teammates and most of all by all of the coaches."

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FOOTBALL Pirates end season with 53-7 win against Panthers

By Marshall Dunham Staff Writer

The Pagosa Springs Pirate football team fought hard in its last game of the season, beating the Montezuma-Cortez Panthers 53-7.

With the win, the Pirates finish with a 2-7 overall record and a 1-4 league mark.

"We scored on our first drive and then struggled on the next couple drives," said coach Myron Stretton. "I think we scored on our next two, intercepted a pass and returned it for a touchdown."

Stretton also stated that he didn't think the game ever had a low point for the Pirates.

'It was 28-7 at halftime," said Stretton.

He went on to explain that the Pirates scored a total of eight touchdowns, with junior Ty Kimsey scoring five, junior Keaton Laverty scoring one, sophomore Connor Aragon scoring one and sophomore Javier Marinelarena scoring one.

Stretton added that the team had much better execution than in previous games, and stated that the team played well offensively and defensively.

When asked how the team reacted to the win, Stretton replied that he thought they were happy.

"I think the win was a good way to end the season. I think it was just good to have consistent success throughout the whole game, both offensively and defensively," said Stretton. "Both offensively and defensively we executed really well, and I think that's what we're looking for and something to build as soon as possible."

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CROSS-COUNTRY

Pirate teams take 12th at state competition

By Randi Pierce Staff Writer

The 2016 cross-country season is in the books, with both Pagosa Springs High School teams taking 12th at last weekend's state competition in Colorado Springs.

But, while it was not the "exceptional" day the teams had at regional competition the previous week, it was a good performance alongside strong competition, according to coach Scott Anderson.

"Essentially, we had an exceptional day the previous Friday. I would call this day a solid day," he said, later adding, "I'm not overly disappointed with those places.'

Anderson also noted the high level of competition at the state meet, which includes a number of schools that previously moved to 3A competition from 4A.

"We just happen to be in this time and place of talent," he said, adding later, "That's what we have to face now."

Ethan Brown was the top finisher for the Pirates on the day, finishing 14th overall in 17 minutes, 14.4 seconds.

"Ethan had a great day," Anderson said, adding, "He took a lot of time off from the beginning of the year when we ran that course and he was really happy with 14th."

He was followed by Jacob Hughes, who finished 25th overall in 17:31.7.

Hughes, who has been the top Pirate runner much of the season, faced a physical challenge when his legs started giving way at about the 2-mile mark.

Coy Thomas followed in 59th, running the course in 18:28.4.

"Coy actually had a great day,"

19:23.2 and Keanan Anderson was the team's final scoring runner, finishing 102nd in 19:26.8.

Both had big days, as well, the coach said, with Lewis taking two minutes off of his time on the same course earlier this season, despite being bothered by his ankle injury.

Keanan Anderson, the coach said, took 2:30 off of his time on the course earlier in the season.

Rounding out the Pirate runners were Kaleb Buffington, finishing 105th in 19:34.1, and Noah Gorman. finishing 21:29.2.

"Kaleb ended up coming up with a side stitch that affected his race," the coach said, adding that it was Gorman's (a junior) first experience at state, and first year running on

The Lady Pirates were led on the day by Delaney Khung, who finished 33rd overall in 21:16.4.

Anderson indicated it was another solid performance by Khung. She was followed by Kori Mo-

gensen, who finished 46th in 21:34.2. "Kori ran really well for her last race," Anderson said.

Maddie Greenly finished 69th in 22:30.8, with the coach noting it was "probably one of her better races of the year," and Emma Heidelmeier finishing 85th in 23:10.7.

"Emma was pretty hampered by some chronic calf pain," Anderson said, but still took 1:30 off of her time on the same course earlier in the season. "Kudos to her for gutting it out."

The Lady Pirates' final scoring runner was Celia Taylor, who finished 87th in 23:14.5, shaving 2:30 off of her previous time on the course.

Rounding out the Lady Pirate harriers were Sarah Ross, finishing 94th in 23:27.5 and taking 2:20 off her previous time on the course, Nate Lewis finished 98th in and Shelby Cronon, finishing 109th



Shelby Cronon, Celia Taylor and Sarah Ross work together during the middle of the state 3A girls cross-country championship race Saturday in Colorado Springs. The girls finished 12th overall as a team.

The race was also the final school race of the year for six of the team's seven seniors: Brown, Hughes, Thomas, Khung, Mogensen and Greenly.

Senior Andie Miller did not take part in the state meet, but participated three of her four years in high school, skipping her junior year.

The senior boys, Anderson said, are leaving a "nice leadership legacy" for the team. The harriers, he said, have "done

a lot to improve the culture on the

He added he was appreciative of

The Pirates warm up before the start of the 3A boys championship race. From left to right are Kaleb **Buffing**ton. Ethan Brown, Nate Lewis. Jacob Hughes, Noah

Gorman

Thomas.

the time and effort the trio put into their sport — a sentiment he echoed for the Lady Pirate seniors.

He added that the leadership was also strong on the girls' squad, with no need for the team to elect team captains this year because the team "had strong enough leadership and they were tight enough everyone knew who the leaders would be."

The leadership on both sides, the coach said, has made way for the "next generation" to follow in their footsteps, with the coach already able to anticipate who next season's team leaders will be.

"We don't talk about rebuilding years, we just talk about reloading," he said. "I think things are in place."

Of the team's seniors, Anderson said, "This group of seniors has just been awesome to deal with, not only this year, but throughout their careers. ... Overall, this has been one of the more enjoyable and rewarding seasons since I've been coaching. ... They're a pleasure to be about and it's been a lot of fun working with them."

For Khung and Hughes, the racing season is not over.

The pair will compete in the Nike Cross Regionals Southwest races near Phoenix, Ariz., on Nov. 19 as part of Durango's club team.

"They should be able to post some good times," Anderson said, adding it is the first time Pagosa runners have attended the event.

The races he said, will have 300-400 runners depending on the

randi@pagosasun.com



Deadlines*

Display advertising: Noon, Monday

Classified line ads (regular categories): 10 a.m., Tuesday

Legal advertising: 5 p.m., Friday

Classified line ads (Too Late to Classify): 3 p.m., Tuesday

Letters to the editor: Noon, Tuesday (500 word maximum, email to editor@pagosasun.com)

Cards of thanks: Noon, Tuesday (200 word maximum, email to editor@pagosasun.com)

Obituaries: Noon, Tuesday (We accommodate obituaries after this if at all possible.)

Articles: Noon, Monday

(email to editor@pagosasun.com) *Deadlines are earlier if there is a holiday.

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Outdoors

Salmon giveaway scheduled for Durango

By Colorado Parks and Wildlife Special to The SUN

Colorado Parks and Wildlife (CPW) will be giving away kokanee salmon at Lake Nighthorse this year on Nov. 4, Nov. 11 and Nov, 18. The giveaways will start at 3 p.m. each

Anyone wanting fish must pres-

ent a 2016 Colorado fishing license. To get to the Lake Nighthorse boat ramp, go west on La Plata County Road 210 behind the Office Depot shopping center to the top of the hill. CPW staff will be at the entrance to direct traffic. Because of traffic concerns, people are asked to arrive at the gate no earlier

than 2 p.m.

The Bureau of Reclamation has granted CPW limited permission to conduct the giveaways at this location. People must stay in the parking lot and are not allowed to walk around any other part of the

People interested in receiving fish should bring a cooler or other container. Most of the kokanee are

10 to 13 inches in size. These tasty fish can be filleted and are easy to prepare.

Kokanee are a freshwater, landlocked sockeye salmon. It is not native to Colorado, but is well suited to Colorado's large reservoirs.

For more information on kokanee and all Colorado's fish species, go to: cpw.state.co.



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Give wildlife a break — time to put yard toys, equipment into storage

By Colorado Parks and Wildlife Special to The SUN

With warm weather now behind us for the year, Colorado Parks and Wildlife (CPW) urges residents to take down equipment and yard toys that cause problems for wildlife.

Recently, in Durango, a young buck deer became tangled in a hammock, which broke off an antler and part of its skull. A resiwildlife officers were not able to find the animal.

"When we looked at the antler we knew the deer had sustained a very serious injury," said Matt Thorpe, area wildlife manager in Durango.

At this time of year, buck deer are especially active because the mating season is approaching. It's common for deer to get tangled in hammocks, volleyball nets, swing dent reported seeing the deer, but sets, tire swings, clothes lines, yard

decorations, garden fencing, tomato cages, buckets, etc. Those items should be stored for the winter or covered and secured.

"Deer can end up with almost anything on their antlers," Thorpe said. "We've even had deer with bicycles on their antlers.

Every year, holiday lights also end up as decorations on the heads of deer. Lights should be attached tightly to a building, to a post or fence and not just draped over trees or shrubs. Hang lights more than 6 feet above the ground to prevent an unexpected disappearance of those expensive decorations.

If you see an animal tangled in a net or decorations, please call the nearest CPW office or local law enforcement. Do not approach the animal or attempt to remove items. An animal does not understand that you are trying to help it and can be very dangerous in that type of circumstance.

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Back Country Horsemen to meet in Durango

By Kathy Sherer Special to The SUN

The Four Corners Back Country Horsemen will hold their monthly meeting on Thursday, Nov. 10, at 7 p.m. at the La Plata County Fairgrounds. Nonmembers are always welcome to attend.

If you've wanted to learn more about what we do, come and watch our presentation showing all our 2016 projects. Members will also be casting their votes in the annual board of directors election. To end the evening, we'll be passing the "Talking Stick," where you'll hear some great stories from the backcountry.

The Four Corners Back Country Horsemen works to perpetuate commonsense enjoyment of public lands by horsemen and pack stock users. To learn more, go to: www.4cbch.org or contact Cathy Roberts, chapter president, at 749-0316 or cathyroberts08@ gmail.com.



Tom Roberts shows off this nice buck he harvested during the second rifle season in the Valle Seco area. The third big game rifle season runs Nov. 5-13 with the fourth season being Nov. 16-20.

Photo courtesy

Court ruling reopens comment period on North American wolverine proposed listing rule

Special to The SUN

The U.S. Fish and Wildlife Service (Service) has reopened the public comment period on a proposed rule to list the North American wolverine as threatened under the Endangered Species Act (ESA).

The Service had proposed to list the North American wolverine, which is a Distinct Population Segment of wolverines found in the lower 48 states, but withdrew its proposal in 2014 after concluding that the factors affecting it were not as significant as were once thought.

However, the District Court for the District of Montana overturned the Service's withdrawal, effectively returning the wolverine

population to the point at which it at all. Any decision on whether to Public Comments Processing, Attn: was proposed for listing as threat- list or not list the wolverine under ened. A threatened listing would mean this wolverine population is likely to become endangered within the foreseeable future throughout all or a significant portion of its range.

The Service has considered the North American wolverine as proposed for listing since the April court decision. This Federal Register Notice is an administrative step to implement the court ruling.

The Service will be starting a new review on the wolverine population to determine whether it meets the definition of a threatened or endangered species, or if the animal is warranted for listing

the ESA will be based on the best scientific and commercial information available.

The Service is asking for any scientific or commercial information mation received on https://www. on the North American wolverine regulations.gov, including any perpopulation during the 30-day public comment period that closes Nov. 17.

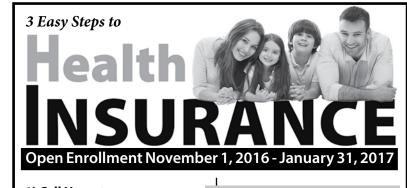
The proposed 2013 listing rule is available online at https://www. fws.gov/mountain-prairie/es/wolverine.php. To submit comments, go to https://www.regulations. gov, search for Docket Number FWS-R6-ES-2016-0106, and click on "Comment Now!"

Or, you can mail comments to:

Docket No. FWS-R6-ES-2016-0106, U.S. Fish and Wildlife, MS: BPHC, 5275 Leesburg Pike, Falls Church, VA 22041-3803.

The Service will post all inforsonal information provided.

Wolverines look like a small bear with a bushy tail and each of its five toes is armed with curved, semi-retractile claws. In the lower 48 states, they live in the Pacific Northwest and Northern Rocky Mountains, with occasional sightings in Colorado, California and Nevada. Learn more at https:// www.fws.gov/mountain-prairie/ species/mammals/wolverine/.



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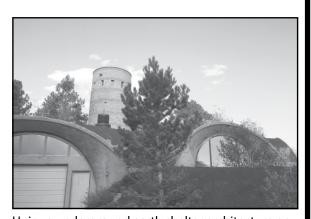
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Archuleta County Commissioner Election Tracker

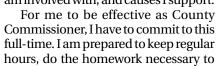
The Pagosa Springs SUN asked each of the six candidates for the two Archuleta County commissioner seats to answer the following questions.

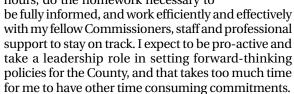
Answers are printed as they were received and in order of how the candidates are listed on the ballot.

How would you prioritize your duties as county commissioner with your current employment/career obligations?

Rod Proffitt District 1

I am retired. My time commitments consist of chosen volunteer pursuits I am involved with, and causes I support.





My membership in Rotary will continue, but I have already withdrawn from duties as the District Membership Chair. I am no longer an officer or board member of Pagosa Mountain Morning Rotary Club. It does not appear the American Cancer Society will be supporting the Relay For Life event in coming years so my commitment to this organization seems to have taken care of itself. I have resigned from the board for the Archuleta County Veteran's Memorial Park board, and the Southwest Colorado Water Roundtable.

My biggest commitment is to San Juan Water Conservancy District. If I am elected, I intend to resign as a member of the District's board. Although I have devoted a considerable amount of time to the District, many of the issues the District faced have been resolved, and the issues that remain can and will be handled by a capable board of directors and professional support.

Steve Wadley District 1

My duty to Archuleta County is my priority and primary focus. I have the best meeting attendance record of all 3 Commissioners. Clifford Lucero is a very close second.

I took office in April of 2011, I've only miss 2 regular meetings.

My wife Jennifer and I purchased the Rose restaurant 3 years ago. We have a great team of co-workers. They know their job and do it well! We have almost no turnover only one position this year.

I do work at the restaurant most weekends.

Morgan Murri

Should I be elected to represent you as County Commissioner, I will apply my full effort and dedication to the challenges and opportunities that face our Community.

My business interests, charity and athletics will be restructured, and operational changes will take place to allow me the time and energy needed to excel at this position. My commitment to excellence, dedication, work ethic and perseverance sets me well apart from the other candidates. I will relentlessly pursue solutions to our challenges on your behalf.

Ray Finney District 2

I am retired and plan to invest full time into the role of commissioner. My energies will be invested in good management of the county and in finding external resources available to rural counties to meet our pressing needs. I

am excited to meet the possibilities of the position of Commissioner. I have the time and experience to contribute significantly to the future of Archuleta County.

Ronnie Maez District 2

Prioritizing my duties as county commissioner will be an easy decision. If elected, Archuleta County will be my number one priority. I have very dependable coworkers at my business and know that they can handle things there. I will work hard for the people of Archuleta County, as I have done for myself.



Natalie Carpenter District 2

As a County Commissioner, I will make Public Service my full-time job. Before I declared my candidacy earlier this year, I informed my direct supervisor, the President and CEO of the company where I currently work

of my plan to resign in the event I am elected. Although he felt I could perform both jobs, I told him that I want to focus entirely on serving my community, something I have done on the side as a volunteer for the past 23 years in Pagosa Springs. As your County Commissioner, I will continue to serve, attending community meetings, summarizing and sharing information, and being where you are so your voice can be heard. A commissioner can't make good decisions without understanding the issues, and I'll use my research and communication skills to make sure I know the issues and that you know them, too. I've already written dozens of special-interest articles for local publications where I highlight the people and organizations doing amazing work for our county. As commissioner, I'll spend time sharing information about our county departments, the work they do, and the services available. I'll summarize meeting topics and make sure county residents are informed on the decisions the three County Commissioners are making on your behalf. You might even see me out on the highway, waving a sign to announce an important county meeting. I intend to make working for you my full-time job for the next four years.

How would you propose to improve transportation in **Archuleta County?**

Rod Proffitt District 1

The reason the State created counties was to make sure goods and services flowed from farm to market in an orderly way. Back then, the health, safety and welfare of a county was pretty basic, and providing for transportation was a huge part of that responsibility. 140

years later, counties are still providing transportation services, but in a much broader way.

"Transportation" is a broad term more inclusive than "roads", which is a component of infrastructure. First, the bus system is under-utilized and needs to be expanded to serve as a component of our tourism industry. When I was in Crested Butte, we were able to use the bus system as to get people to and from work, the ski area, hotels, bars & restaurants, etc. Improving the visitor experience starts with making the things they are here for easy to access.

Our pedestrian/bike trails system, and the airport, are modes of transportation, which also serve as necessities to some, and amenities to others. To justify the investment being made in these modes of transportation, ways have to be found to expand the community benefits of these forms of transportation.

I strongly favor the County's commitment to alternate means of transportation, but the only way the County can afford this commitment is to make sure the costs and responsibilities for maintenance are shared. For transportation to properly serve the needs of this community, we need a better working agreement between the Town and County in line with State law.

Steve Wadley

First we have to do our job: maintaining, repairing and improving the primary roads that connect our County without increasing taxes. The voters want more performance at the lowest possible price from the County just like

they expect it from private businesses We've done that. We have been plowing, repairing, maintaining and reconstructing more road miles with the same dollars. Now that sales tax revenues are improving, we will continue accomplishing more with every new dollar.

Second, we have to make sure the state and federal government do their jobs contributing to the repair and reconstruction of major roads. We've completely reconstructed miles of major roads and highways in partnership with the state and federal government. It's hard work to win grants, but it is vital.

Third you cannot have good roads without economic development. Successful projects like Walmart contribute half of all their sales taxes into the road fund. When you support the candidate who supports projects like Walmart - namely, me - you are supporting improved transportation in our community for

Lastly we must continue to fund Mountain Express. This provides a valuable service to our community.

Morgan Murri

Are you asking about "Public Transportation?" If so, I appreciate this question, as little has been said regarding this important issue in our Community this political season. I applaud John Egan, his efforts and expertise on this issue, and would work together to fur-

ther develop his plan and ideas. Funding, of course, is critical to implementing a plan and improving public transportation. It is worth repeating, that should Steve Wadley stay in office and move forward with the absurd \$28,000,000 justice center idea, no additional funding will be available for Transportation, Roads or any of the other critical issues facing our Community. Period.

Ray Finney

Transportation in Archuleta County is a multi-faceted issue. Number one is roads. We need to do a better job of prioritizing our work on County roads, everything from grading to paving to snow removal. Major investments require a serious review of activity and

cost to insure alignment with the 5-year plan. We need to solicit input from the residents on at least a quarterly basis and the 5 year road plan needs to be reviewed yearly.

Our bus system has received significant upgrades in the past years and we should give credit to John Egan

who has developed workable bus schedules, service as needed calls and found State and Federal resources to upgrade our bus fleet.

As commissioner I will work to develop a stronger relationship with the town, CDOT, PLPOA and the other major subdivisions to enhance the financing, routes and service available to county residents who need bus service. I would do my best to institute bus service for medical appointments in Durango on a twice a week schedule for seniors and those who have transportation needs.

We need to work with all interested parties listed above on hiking, biking and pedestrian trails. These are needed amenities but the cost is not the sole responsibility of the county.

All of these activities will make Pagosa a more desirable destination for vacationers, second home buyers and retirees. This will strengthen our economy and tax base.

Ronnie Maez

If the budget allows, I would like to expand on or take a good look at what we could do to establish more public transportation by working with the town to fund a metro system.



Natalie Carpenter District 2

In 2013 I volunteered with an Archuleta County transportation group to help plan for better public transportation and discuss ways to acquire grant funding for the county. The pointperson for the task force was John Egan who was working on funding ideas for

the Mountain Express bus that at the time was operating on a call-for-a-ride basis rather than an established route. Today, we have the Mountain Express bus back on a scheduled route with signage to help visitors and residents know where to wait for the busses. The 2016 $net\,budget\,for\,Mountain\,Express\,public\,transportation$ was \$49,000; the 2017 net budget is currently \$90,000. This demonstrates that our county is investing in public transportation options, including applying for and receiving a \$151,000 capital grant from the Colorado Department of Transportation (CDOT) just a few months ago. The grant funds will be used to pay for new county transit vehicles. I look forward to serving on the Board of County Commissioners to raise awareness about our county transit options and work with staff to plan for future transportation needs. This will include hosting community transportation information meetings and preparing articles so residents are aware of what our current plans are, as well as listening to public input regarding growth plans and concerns. Decisions regarding county transportation shouldn't be made in a bubble, and I intend to involve the public as much as possible in the decision-making processes.

What additional sources of revenues should the county implement?

Rod Proffitt District 1

Growth in Colorado is driving the need for revenue, and now that growth has returned to Archuleta County, we need additional revenue to clear a backlog of issues while tackling problems from this new growth spurt.

Archuleta County has very modest tax rates for communities like ours across the State. For us to compete with those communities, we need to invest in our community and that takes revenue. TABOR assures taxpayers have the future in their own hands. You, the taxpaying voters, have the community you deserve based on your willingness to invest in your community.

Archuleta County could increase the mill levy slightly and use other traditional means to raise significant revenue like our neighbor, LaPlata County, is doing. This includes utilizing our borrowing power under State law for general obligation and revenue bonds.

The County needs to reinstitute impact fees, and support implementation of a use tax. Raising revenue needs to be coupled with cost-savings. We have a blighted downtown, which needs significant help. If the Town wants to keep the courthouse downtown then they need to work with the County to create a TIF District, and then the County could work with the developer(s) toward certificates of participation to put construction costs of new County offices on regular payment schedules.

The County would increase revenue by encouraging re-development and discouraging greenfield development. Good planning is the key to economic development. The County needs a new comp plan, land use code and subdivision regulations to accomplish these ends.

Steve Wadley

None on taxpayers. The county shouldn't "implement" any additional sources of revenue on businesses and hardworking families. Progressives, even if they call themselves "fiscal conservatives" are always looking for new taxes, new fees, and new surcharges

on taxpayers and businesses. The only new source of income I could support is fees on those who break the law to help pay for the courthouse and jail project.

And let's be clear. Only voters can "implement" tax rate increases on our existing sources of tax revenue. I don't support any gimmicks that raise debt without

voter approval. Any courthouse and jail project costs would have to be the voters' decision.

The biggest and best increase in revenue comes from economic growth. Projects like Walmart will add much needed dollars to the road fund and the general fund. I support these projects.

Morgan Murri District 1

The County revenue sources are very specific, with the majority originating from property taxes and the remainder from sales tax. I am not at all in support of raising taxes.

Mr. Wadley's recommendation of a sales tax increase to fund the justice center is an idea I adamantly oppose.

To say that "tourists would bear most of the burden of a sales tax increase" fails to recognize the reality that a sales tax increase hits those already struggling, the hardest. When you are on a tight budget or fixed income, any tax increase would really hurt.

What we can do is leverage the money we have, as I've suggested. Spending all our savings on a down payment for a justice center we can't afford is simply irresponsible and foolhardy. Let's build a reasonable project and use a portion of our savings to leverage additional funding and grants for roads, childcare and early childhood education, and affordable housing projects. Spending money wisely on the biggest challenges we face in our Community will benefit all of us.

Thank you, each and every one of you for paying attention in this local election. I so value and appreciate all the time, input, questions and interest you have shared with me. I am honored to get to know you and truly appreciate each and every one of you. I am listening and you all matter to me. Sincerely, Morgan Murri

Ray Finney District 2

Any additional sources of local revenue will need to be fully discussed with the voters and fall within the limits of the TABOR (Taxpayer Bill of Rights)

amendment. We need to analyze each of our current taxes to see of any of those current make sense or should be adjusted up or down. No

My significant interest after reviewing current taxes, programs and expenditures, would be to search for funds outside of Archuleta County. As I have mentioned before in other responses to the Sun, there are significant resources available to rural counties from the State and Federal governments as well as private foundations. These could be developed in all areas of county government from roads to law enforcement, social services, transportation, etc.

These leads will require time and energy but I have done this before and know that I can do it again.

Readers of the Sun can be assured that I will put my time energy and talents into being the best and most effective commissioner possible.

Ronnie Maez District 2

There are so few ways to generate revenues in Archuleta County. We have

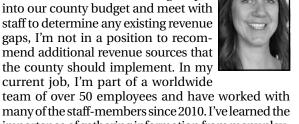
tourism, small industry, commercial sales tax, the airport and property tax. All of these are good sources of revenue, and all require a strong infrastructure such as roads, broadband, schools and housing. I believe we need to build a strong infra-

structure first. This way, we would be able to pursue more ways to generate alternates forms of revenue. Broadband would be the main revenue generating resource that we need to focus on right now. It will open the doors for alternate revenue sources for Archuleta County in the future.

Natalie Carpenter District 2

Until I've had a chance to dig deeper

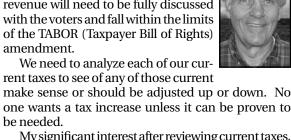
into our county budget and meet with staff to determine any existing revenue gaps, I'm not in a position to recommend additional revenue sources that the county should implement. In my current job, I'm part of a worldwide



many of the staff-members since 2010. I've learned the importance of gathering information from many players on the team before making recommendations. I've sat through dozens of County Commissioner meetings and know that although the three people who make up the Board of County Commissioners (BoCC) are the ultimate decision-makers, there is also a team of county staff who help them get to their decisions. As a member of the BoCC, I intend to listen to county staff who have expertise in each of their departments, as well as listen to county residents who may have input and ideas to share based on their experiences. I've researched what other counties are doing for alternate sources of revenue and look forward to discussing the options with staff and my fellow commissioners to see if any of the options are viable for our own county. A vote for Natalie Carpenter is a vote for communication and collaboration. I'll work full-time to serve the residents of Archuleta County and keep you informed. Thank you for your interest and support during this election, and don't forget to vote!



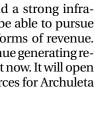














Turkey Springs: A visit to the prescribed burn site

By Jim Garrett

During August and September, many Pagosans' eyes smarted with the smoke of prescribed burns in the San Juan National Forest (SINF). The nearest burn site was in the Turkey Springs area, and even when we know a fire has been deliberately set, smoke in the neighborhood can be a worry.

So why do we sometimes need to live with the smoke of manmade fires in our forest? To find out, The SUN took a visit to the Turkey Springs burn site, located on Brockover Mesa, on Oct. 21. Our guide was the U.S. Forest Service's (USFS) SJNF Pagosa District Fire Prevention Officer Jodi Mallozzi.

Mallozzi explained that a prescribed burn is an outgrowth of evolution in forest management in recent decades involving a renewed appreciation of the natural role of fire in maintaining forest health.

In the context of prescribed burns, since fires consume excessive forest vegetation, a fire of limited scope may eliminate the accumulations of "fuel" that can invite a fire of disastrous scope.

A limited fire may do little lasting harm to the forest. Mallozzi noted that a key reason is that mature members of some plant species, such as the ponderosa pine prevalent locally, can resist fire well.

Prescribed burns, therefore, use deliberately ignited fires of limited scope under controlled circumstances to reduce the risk of naturally ignited fires growing to disastrous proportions on excessive accumulations of fuel.

In doing so, Fred Ellis, the assistant fire management officer for the SJNF Pagosa District, told The SUN on Oct. 31, "prescribed burns are intended to replace the natural fire cycle.'

Through much of the 20th century, Ellis said, natural fires were suppressed in the United States whenever possible as a matter of uniformly accepted policy. That began to change around the 1960s.

The earliest existing record of a prescribed burn in the Pagosa District, he recounted, was in 1974.

Research has established, Ellis continued, that a natural ponderosa forest "has a statistical fire return interval of 10-35 years.'

Ponderosas are a "fire-adapted

The Pagosa Ranger District

plans to burn approximately 250

acres in the Turkey Springs/Brock-

over Mesa area northwest of Pagosa

Springs. The units are adjacent to

Brockover Road. An additional 32

acres of slash piles are planned at

Special to The SUN

species," he said, that develop a thick bark as they grow. Thus, mature trees resist fire.

Ellis explained that naturally recurring fires, triggered by factors such as lightning strikes, when allowed at intervals before the era of diligent suppression to burn without man's intervention, cleared out the undergrowth.

Fires for centuries thus maintained "a forest featuring large, mature trees, with a mostly open forest floor," he said.

As Mallozzi pointed out during The SUN's visit to the Turkey Springs burn site, the USFS's efforts to reduce the risk of disastrous fires could be of particularly critical importance there. Turkey Springs borders the edge of the thickly settled Hatcher Lake neighborhood of Pagosa Lakes. An uncontrolled fire in the area could threaten hundreds of homes.

As Ellis told The SUN, a big, uncontrolled forest fire in Turkey Springs could easily travel into the built up area in under an hour, if pushed by the prevailing southwest wind. That risk compels measures for fire mitigation in the Turkey Springs area.

Mallozzi supplied The SUN with a map showing Turkey Springs and specifically the area of the current 'burn plan," referred to as the Brockover Burn.

She explained that the USFS plans fire mitigation efforts expected to span a period of years in a specific area, then creates a new plan upon its completion.

The Brockover Burn is planned to cover 4,927 acres of the Turkey Springs area; 1,170 acres were burned this past summer.

But Mallozzi said that no exact timeline for completion of the present plan has been specified.

The scope of prescribed burns that can be conducted in any year, she explained, is a function of factors that cannot be known in advance, including the availability of manpower resources (that may vary with the intensity and duration of natural fires in a season), and the suitability of weather for burn effectiveness and control.

The methodology used in the Brockover prescribed burn differed substantially from that employed in the Pargin Burn, reported on by The SUN in its Sept. 29 edition. The Pargin Burn site was in the Columbine District of the SJNF, south and east of Yellow Jacket Pass.

Mallozzi said that unlike the HD Mountains area involved in the Pargin Burn, the site of the Brockover Burn in Turkey Springs is mostly level. The rugged terrain of the Pargin Burn (as well as its greater breadth) led the USFS to decide on using a helicopter to ignite the major portion of the prescribed burn.

The helicopter dropped small chemical-filled balls that ignited after release into the approximately 6,000-acre Pargin burn area. The area was inside of a "black-lined" perimeter, a 100-foot band burnedover by hand before the drop, to ensure safety.

On Brockover Mesa, foot travel was more practical for crews heavily laden with equipment, and the ignition of the prescribed burn there was accomplished entirely by hand. Crews used devices referred to as drip torches, that touch off flames in a specific spot, with a diesel/gasoline mixture that drips from the end of an extended wand.

Mallozzi said that the flames in the Brockover burn site generally remained no more than a few feet in height, due to reduction of excess vegetation by multiple ignition points, to avoid allowing any single point of ignition to access a significant volume of fuel and thus generate flames with concentrated levels of high heat.

Treatment of the forest to mitigate fire risk within the area of the Brockover burn involved a second technique, in addition to prescribed burns. This is "mastication," essentially moving the forest floor with a machine.

Ellis said the mower could be described as a large brush-hog with 8-foot-long blades that can fell a tree up to 12 inches in diameter.

Mechanical treatment by mastication is often used in tandem with a prescribed burn, Ellis explained, in areas which are suitably level and have seen growth of tall oak brush and juvenile ponderosas big enough to supply "ladder fuel."

Ellis elaborated that large understory vegetation is referred to as ladder fuel, with reference to the tendency for fire to burn upward. If large standing oak brush and juvenile ponderosas ignite, Ellis said, their height can serve to usher flames up into the forest canopy, risking an uncontrolled fire.

Mechanical treatment before a burn knocks the ladder over. The

fuel remains, but no longer has the height that risks ushering the flames up into the canopy during the later burn.

The area of prescribed burn within the Brockover plan this summer fell in a roughly triangular area of the SJNF, bordered by Turkey Springs Road on the north, Brockover Road on the south and Newt Jack Road on the east. The opposite sides of the two latter roads are included in the current burn plan, but have yet to be treated.

The SUN and Mallozzi visited spots along Brockover and Newt Jack roads to see the effects of the burn, which had been completed in stages over a period between approximately a month or two earlier.

It was possible to observe the contrast between "treated" and "untreated" areas at each spot, simply by comparing the forest extending from the opposite sides of the road.

As Ellis later explained, the two roads bisect the forest included in the burn plan, and were simply arbitrarily chosen borders emploved for convenience to define burn "units" this summer. Before treatment, the forest on each side of both roads appeared similar.

In both locations, the difference produced in the forest by the treatment process was clear. Treatment had drastically reduced the forest understory — primarily consisting in Turkey Springs of juvenile ponderosas and oak brush — and opened up the forest floor both to sight and travel.

Evidence specifically of the recent fire was not obvious at a casual glance, and might have been missed by a passerby.

Mallozzi explained that the forest recovers well from a prescribed burn. But, upon a careful look, unmistakable evidence of fire was readily found.

Beneath the fresh seasonal carpet of recently fallen pine needles at the time of the visit to the burn site in late October, the forest floor had the distinctly dark appearance of ashes in many spots. And the remnants of charred sticks and branches, partially consumed by the flames, could be spotted.

Perhaps the most dramatic evidence, however, were the many trunks of healthy ponderosas exhibiting bark charred by flames to heights ranging as high as 10-12

But while the charred bark certainly revealed the fire, it spoke with even greater clarity of the natural resistance of the trees to fire.

The relatively low-burning flames of the prescribed burn had been able to ignite the bark, Ellis explained, and in some cases scorched lower limbs. But the flames had been unable to build intensity in the tough bark, and burned out after climbing only a few feet. They had lacked the heat to "climb the ladder" into the canopy, and the trees remained, standing tall and unharmed in testimony to the resilience of nature.

jim@pagosasun.com

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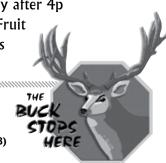
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the intersection of Turkey Springs Road and East Monument Road. These operations are expected to take place during November, but the actual dates of operations will be dependent on weather and

fuels conditions. Ignition operations may take place over several consecutive days. The broadcast burn units consist of ponderosa pine, Gambel oak and grass. The units have received previous fuels-reduction treatments. The piles are small piles

consisting of ponderosa pine limbs and tops from thinning operations.

Prescribed burning planned for

This project expands upon earlier prescribed burns in the same area, which took place in August and September as part of an overall fuels reduction project involving both mechanical treatment and prescribed fire covering approximately 5,000 acres.

Burning operations will be conducted by district personnel and other fire resources from the San Juan National Forest and cooperating agencies. The purpose is to reduce hazardous ground fuels, reduce the risk of unplanned catastrophic wildfire, restore ponderosa pine ecosystems and improve wildlife habitat.

Ponderosa pine forests are fireadapted ecosystems, which historically experienced frequent, low-intensity fires on a large scale.

Turkey Springs/Brockover Mesa area Prescribed fire replicates that fire regime under controlled conditions. Prescribed fires are only ignited when all weather, fuels and smoke requirements are met.

> For additional information, please contact Fred Ellis, assistant fire management officer (fuels), Pagosa Ranger District, at 264-

> > 264-2101

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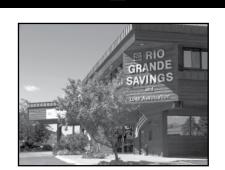
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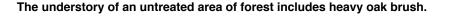
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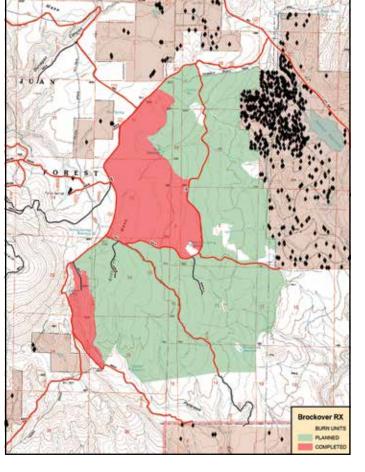


SUN photo/Jim Garrett



The forest after a prescribed burn treatment. Some juvenile ponderosas remain, for future forest regeneration, as well as some oak brush, to help provide forage for wildlife.





Turkey
Springs:
A visit to the prescribed burn site

See story A17



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Business

CHAMBER NEWS

2017 Economic Outlook Survey begins Nov. 15

By Mary Jo Coulehan SUN Columnist

Beginning Nov. 15, the Chamber of Commerce and the Pagosa Springs Community Development Corporation (CDC) will be hosting an online 2017 Economic Outlook Survey that we are asking the business community to participate in.

The survey will take about five minutes to complete and includes not only how you look at Pagosa Springs, but also running a business in southwest Colorado and in the state of Colorado. The survey will give our community leaders a clear picture of where you think your business is heading in 2017 including hiring, expansion or downsizing, and what you feel are your top challenges within your business and doing business in Pagosa Springs.

A key question in the survey is "What must happen to make Pagosa Springs a great place to start or grow a business?" You do not have to be a Chamber member to participate in the survey. The link to the survey will be hosted on both the Chamber's and CDC's websites. You can be the owner of a bricks and mortar business, a homebased business or someone renting office space. We would just like you to participate in the survey.

While the community is working on several key issues, we need to hear from the business community where the major emphasis needs to be placed. What can we do to assist the business community and what public/private partnerships need to be formed?

Not many people like to fill out surveys, but

with major issues in our community such as available workforce, child care and housing, we need to prioritize and, therefore, need the input from our business community.

Businesses will have the opportunity to complete the survey until Dec. 9. If you fill out the survey, you will also have the option to receive a free prerelease of the survey results.

This survey also gives the Chamber and the CDC ideas of where to focus their energies and what resources we need to work on. You will be receiving reminders and links to the survey in the upcoming weeks. Again, we would appreciate

Starting Your Business Class

A Starting Your Business Class has been scheduled to take place on Thursday, Nov. 10, from 9 a.m. to approximately 2 p.m. The cost of the class is only \$25, which includes lunch.

The class will feature various experts in their fields to assist the attendees with tips on how to set up a successful business. Speakers will include the Small Business Development Center, accountant Wayne Wilson, a representative from the banking industry and representatives from the Town of Pagosa Springs.

When setting up your business, time is too precious to waste on mistakes and running around trying to find answers to all your questions. This session is geared to help you make decisions about business structure, accounting, business and agency resources, town licensing and regulations

Celebrating National Veterans Small Business Week

and where you might go for financing options. Attendees will also walk away with helpful outlines and resource books.

To register for the class, please contact the Chamber at 264-2360.

Membership news

This month, there are several event date changes due to the holidays. This month's Business After Hours will be held on Nov. 16. The Business After Hours for December is also changed to Dec. 14, which is the second Wednesday of the month. The time remains the same, 5 to 7 p.m. Please check the Chamber's website or hold onto that reminder card for the location each month.

There will be no Maximizing Your Membership class in December, so sign up for the one being held on Nov. 28. Start back to work after the Thanksgiving holiday on a positive note and increase your investment with the Chamber.

We welcome back four business renewals this week: Pagosa Health and Wellness Family Practice with Susan Kuhns, the Econo Lodge with Maria Kuros, Subway West with Brad and Kin Vanwormer, and the Archuleta County Extension with its fabulous crew.

If you have any questions about joining the Chamber, please contact our offices so that we can spend some time with you.

Please check out the separate article in The SUN alerting you as to how you can assist the businesses and employees affected by the Adobe building fire. We would appreciate any help.

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY

INFORMATION OBTAINED MAY BE USED FOR THAT **PURPOSE**

Archuleta County, Colorado

Detail Listing of Judgment Calculations As of March 13, 2015 Defendant/Property Matter Amount Murdoch Investment Trust LLC, lien No. 178759825

filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7101, Building Number 1, Unit Week Number 26B in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Town-houses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado("Declaration"). property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive.

Unpaid Assessments & Costs: \$2,567.75 Attorneys Fees: \$1,000.00

Total: \$3.567.75 Ida M Whitworth, lien No. 178760641 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7101, Building Number 1, Unit Week Number 4 in Elk Run Townhouses as recorded in Plat File No. 317 under Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive

ents & Costs: \$4,629.14 Attorneys Fees: \$1,000.00

Total: \$5.629.14 178708699 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7102, Building Number 1, Unit Week Number 31B in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Re corder for Archuleta County, Colorado("Declaration") The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive.
Unpaid Assessments & Costs: \$5,778.49

Attorneys Fees: \$1,000.00 Total: \$6,778.49 Michele A Donnelly, lien No. 178710075 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7103. Building Number 1. Unit Week Number 02B in Elk der Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive Unpaid Assessments & Costs: \$5,316.79

Attorneys Fees: \$1,000,00

Raymond W Beal and Susan K Dilbeck, lien No 178904256 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7103, Building Number 1, Unit Week Number 46 in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Town 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado("Declaration"). property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive.

Unnaid Assessments & Costs: \$8 462 11

Total: \$9,462.11 Robert L Tant and Nancy Tant, lien No. 178804985 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7104, Building Number 1, Unit Week Number 21 in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No 140481 in the Office of the County Clerk and Recorde for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive

Unpaid Assessments & Costs: \$7,561.16 Attorneys Fees: \$1,000.00

Total: \$8.561.16 M D Shurley DBA X S Ranch, lien No. 179200316 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7104, Building Number 1, Unit Week Number 07B in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townnouses recorded June 26, 1986, under Reception No 140481 in the Office of the County Clerk and Recorde for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units

7113-7116, inclusive Unpaid Assessments & Costs: \$2,567.75 Attorneys Fees: \$1,000.00 Total: \$3,567.75

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY, COLORADO 449 San Juan St PO Box 148 Pagosa Springs CO 81147

Case Number: 2015CV30162 ELK RUN PROPERTY OWNERS ASSOCIATION INC

LOUIS MCDONALD, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM AGAINST SEPARATE

DEFENDANT(S), W Louis McDonald, TVC Inc., G Janice D Nowlin, and Douglas R Hartley

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declar ration of Protective Covenants and Internal Ownership for Elk Run Property Owners Association, Inc., recorded the 26th day of June, 1986 under Reception No. 140481, in the office of the County Clerk and Recorder

Under a Judgment and Decree of Foreclosure entered August 4, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows See Exhibit "A" attached hereto and made apart hereof Separate Owner(s): W Louis McDonald, TVC Inc., G Patrick Mcginty, Patricia A McGinty, Carl W Nowlin,

and Internal Ownership for Elk Run Property Owners Reception No. 140481 in the office of the County Clerk

and Recorded for Archuleta County, Colorado Current Holder of evidence of debt secured by the Declaration: Elk Run Property Owners Association, Inc. Obligations Secured: The Declaration provides that it in described including, but not limited to, the payment of

attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104 6804 Rogers Ave., Suite B. Ft. Smith, Arkansas 72903 Association Assessments Due to: Elk Run Property

Owners Association, Inc. Debt: Timeshare Owner's Assessments due to Associa tion in the amount of

W Louis McDonald \$5752.89 TVC Inc. \$5629.14

G Patrick Mcginty and Patricia A McGinty \$2664.71 Carl W Nowlin and Janice D Nowlin \$4579.14 Douglas R Hartley \$3567.75 Amount of Judgment Entered on March 13, 2015 See

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

ENCUMBERED BY THE LIEN PURSUANT TO THE The covenants of said Declaration have been violated when the indebtedness was due and owing and the legal holder of the indebtedness has accele

same and declared the same immediately fully due and NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST

THEREFORE, NOTICE IS HEREBY GIVEN that I will at 10 o'clock A.M., on Wednesday, December 7, 2016 in the Office of the Archuleta County Sheriff, Civil Divi sion, 449 San Juan Street, Pagosa Springs, Colorado sell to the highest and best bidder for cash, the said rea property described above, and all interest of said Grant-or and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and wi deliver to the purchaser a Certificate of Purchase, all as

First Publication: Last Publication: [11/10/16]
Name of Publication: [Pagosa Springs Sun] NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU ANT 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 THE STATUTES WHICH MAY AFFECT YOUR

RIGHTS IS ATTACHED HERETO. A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-

A NOTICE OF INTENT TO REDEEM FILED PURSU ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSH NESS DAYS AFTER THE SALE.
THE LIEN BEING FORECLOSED MAY NOT BE

TENT TO CURE BY THOSE PARTIES ENTITLED TO

FIRST LIEN. The name, address, and business telephone numb

of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 4310468 680

Rogers Ave., Suite B. Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT A are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have ar interest and mat create personal debt against you. You may wish to seek the advice of your own private atto ney concerning your rights in relation to this foreclosure

aforementioned laws, must be directed to or conducted the Sheriff's Department for Archuleta County, Civi Division, 449 San Juan Street, Pagosa Springs, Colo rado, 81147.
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY

INFORMATION OBTAINED MAY BE USED FOR THAT

This Sheriff's Notice of Sale is signed September 8

Tonya Hamilton, Undersheriff

Archuleta County, Colorado

Exhibit A

Detail Listing of Judgment Calculations
As of March 13, 2015 Defendant/Property Matter Amount

W Louis McDonald, lien No. 178750212 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7105, Building Number 2, Unit Week Number 13B in Ell Run Townhouses as recorded in Plat File No. 317 un Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the County, Colorado("Declaration"). The property has lo cated upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive.

Unpaid Assessments & Costs: \$4,752.89 Attorneys Fees: \$1,000.00

Total: \$5.752.89 TVC Inc., lien No. 179605621 filed in Archuleta County CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7105, Building Number 2, Unit Week Number 2 in Elk Run Townhouses as recorded in Plat File No. 317 under Recep tion No. 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Inter val Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of County Clerk and Recorder for Archuleta County, Colorado("Declaration"). The property has located upor it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive.

Unpaid Assessments & Costs: \$4,629.14 Attorneys Fees: \$1,000.00 Total: \$5 629 14

G Patrick Mcginty and Patricia A Mcginty, lien No. 178758033 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7106, Building Number 2, Unit Week Number 48 in Elk Run Townhouses as recorded in Pla of the County Clerk and Recorder for Archuleta County Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Recorde for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive. Unpaid Assessments & Costs: \$1,644.71

Attorneys Fees: \$1,000.00

Total: \$2,644.71 Carl W Nowlin and Janice D Nowlin, lien No 178709986 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7107, Building Number 2, Unit Week Number 12 in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Town uses recorded June 26, 1986, under Reception No 140481 in the Office of the County Clerk and Recorde for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows:Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive.

Unpaid Assessments & Costs: \$3,579.14 Attorneys Fees: \$1,000.00

Total: \$4,579.14

Douglas R Hartley, lien No. 178753513 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7107, Building Number 2, Unit Week Number 21B in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado("Declaration"). The property has lo

■ See Public Notices B2

By Betsy Markey, SBA Region VIII administrator in the workforce today. What does Special to The SUN

As Americans celebrate National Veterans Small Business Week (NVSBW) Oct. 31- Nov. 4, I thought it was important to give an overview of the many programs and services offered by the U.S. Small Business Administration (SBA) to veterans and their spouses.

This year's NVSBW theme is "Veteran Entrepreneurs: Success across generations" and will highlight the stories of veteran business owners from every era.

Veteran entrepreneurs are a driving force in our economy. Each year, the SBA assists thousands of veterans, reservists, members of the National Guard and servicedisabled veterans to start and grow their small businesses. Nearly one in every 10 American businesses today is owned by a veteran, collectively employing nearly 6 million workers and generating more than \$1.2 trillion in receipts. With our partners, we are working to empower the next greatest generation of veteran entrepreneurs to build on the outstanding successes of the generations who

came before them. Support for our nation's veterans starts at home. Not only do we owe our veterans a tremendous amount of gratitude for their service and sacrifice to our nation, but we also have an obligation to help them find a way to earn a decent living once they return home. The SBA takes their commitment to our country seriously and with a sense of urgency, and our administrator, Maria Contreras-Sweet, has made improving SBA services for veterans one of her top priorities. Our goal is to ensure that their transition into civilian life is seamless and without difficulty, so we have designed new lending and business assistance programs specifically for veterans

and their spouses. Over the last 20 years, I have talked with hundreds of veterans about ways they can become selfsufficient and successful. With nearly 27 million living veterans in this country, the SBA is tasked with providing innovative programs and services that will meet their specific needs and address their

many challenges. Studies show that 62 percent of all veterans are still this mean to the average veteran? It means that our veterans must continue to find a way to earn a living - and small business ownership may be the answer.

Quality information is the key to entrepreneurial success. Our counseling network stretches into every community in America. SBA, and our resource partners, counsel, train and mentor more than 200,000 veterans and transitioning service members each year. Our services include veterans business outreach centers, small business development centers, women's business centers and SCORE executive mentors. They give tailored, one-on-one advice, no matter your business size or industry.

flow management, business planning, tax and regulatory compliance, and ways to sell to the federal government. Best of all — it's all for free. The Office of Veteran Business Development has created a robust website with online business plans and other critical information for starting a business located at www. sba.gov/vets.

Our flagship program to assist transitioning military is called Boots to Business. We originally launched Boots to Business for post-9/11 service members separating from military service. Boots to Business is the two-step entrepreneurial training program offered by the SBA as a training track within the Department of Defense's Transition Assistance Program (TAP). We're on 180 military installations now and, this year, we crossed an important milestone: We've trained more than 40,000 service members and military spouses on how to start a business. The program has been so well-received that we "rebooted" it for veterans of every era—not just those separating from military service.

Military spouses make great entrepreneurs and small business ownership can be a transportable, flexible vocation that supports a military career. SBA knows this. So, as part of our mission, we empower military spouse entrepreneurs by providing the same counseling and training, access to capital and disas-

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ter assistance that are provided to service members and veterans. Over 250,000 military personnel

transition to civilian life every year. Amazingly, veterans are 45 percent more likely to start a small business verses the average American. Over the past year, our veterans lending has doubled. SBA helped push out more than a billion dollars in capital to veterans nationwide. The agency eliminated all bank fees for veterans on loans of \$350,000 or less. Almost 75 percent of all veteran loans fall in that range. For bigger loans — from \$350,000 to \$5 million — SBA cut the fees in half. This can save borrowers tens of thousands of dollars. When we make it easier for good business owners to access good capital, we know it means more growth.

Another important way Uncle Counseling topics include cash Sam gives back to those who gave so

government business to our military heroes. Last year, the federal government broke its record for contracts awarded to businesses owned by service-disabled vets, with nearly \$14 billion going to these small firms.

During NVSBW, SBA district offices, and resource partners across the country, will host local events including Boots to Business, Reboot, webinars, and workshops on access to capital, federal procurement and entrepreneurial development.

The SBA encourages veteran business owners to share their small business success stories and asks local communities to demonstrate appreciation for veteran entrepreneurs and small business owners by joining the NVSBW conversation using the #MyVetBiz hashtag. Our veterans demand and deserve our support at home. NVSBW is one way we say thanks to those who sacrificed for

Public Notices: Your Right to Know

Public Notices

CIRCUIT COURT, ARCHULETA COUNTY. Court Address 449 San Juan St PO Box 148

Pagosa Springs CO 81147 PLAINTIFF ELK RUN PROPERTY OWNERS SSOCIATION INC

MURDOCH INVESTMENT TRUST LLC, ET AL

COMBINED NOTICE OF FORECLOSURE SALE
OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM AGAINST SEPARATE DEFENDANT(S), Murdoch Investment Trust LLC Ida M Whitworth, Howard E Morrow, Julie A Morrow,

Dilbeck, Robert L Tant, Nancy Tant, M D Shurley DBA X S Ranch This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Protective Covenants and Internal Ownership for Elk Run Property Owners Association, Inc., recorded the 26th day of June, 1986 under Reception No. 140481, in the office of the County Clerk and Recorder

for Archuleta County, Colorado. Under a Judgment and Decree of Foreclosure entered August 4, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Separate Owner(s): Murdoch Investment Trust LLC Ida M Whitworth, Howard E Morrow, Julie A Morrow, Michele A Donnelly, Raymond W Beal, Susan K Dilbeck Robert L Tant, Nancy Tant, M D Shurley DBA X S Ranch Evidence of Debt: Declaration of Protective Covenants and Internal Ownership for Elk Run Property Owners Association, recorded the 26th day of June, 1986 under Reception No. 140481 in the office of the County Clerk

and Recorded for Archuleta County, Colorado Current Holder of evidence of debt secured by the Declaration: Elk Run Property Owners Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of

attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B. Ft. Smith, Arkansas 72903 Association Assessments Due to: Elk Run Property Owners Association, Inc.

tion in the amount of Murdoch Investment Trust LLC \$3567.75 lda M Whitworth \$5629.14 Howard E Morrow and Julie A Morrow \$6778.49 Michele A Donnelly \$6316.79
Raymond W Beal and Susan K Dilbeck \$9462.11 Robert L Tant and Nancy Tant \$8561.16 M D Shurley DBA X S Ranch \$3567.75 Amount of Judgment Entered on March 13, 2015: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare

Interest being conducted pursuant to the power of sale

granted by the Declaration, the Colorado Property

Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accel same and declared the same immediately fully due and NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured

by the Declaration at the time of sale, for the purpose

of paying the judgment amount entered herein, and wil

deliver to the purchaser a Certificate of Purchase, all as

provided by law First Publication: [10/13/2016] [11/10/2016] Name of Publication: [Pagosa Springs Sun]

RIGHTS IS ATTACHED HERETO.

NOTICE OF RIGHTS YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE, YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR

A NOTICE OF INTENT TO CURE PURSUANT TO §38 38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.

A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 4310468 6804 Rogers Ave., Suite B. Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT A are copies of certain Colorado statutes that may vitally affect your property ights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You

may wish to seek the advice of your own private attor

DEFENDANT(S)

or Archuleta County, Colorado.

Janice D Nowlin, and Douglas R Hartley
Evidence of Debt: Declaration of Protective Covenants

cated upon it four (4) buildings, with each building containing four (4) units and numbered as follows:Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive Unpaid Assessments & Costs: \$2,567.75 Attorneys Fees: \$1,000.00 Total: \$3,567.75

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN. CIRCUIT COURT, ARCHULETA COUNTY, COLORADO Court Address

449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30163 PLAINTIFF: ELK RUN PROPERTY OWNERS ASSOCIATION INC.

DEFENDANT(S): WILLIAM MCMULLEN, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF

AND REDEEM

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Protective Covenants and Internal Ownership for Elk Run Property Owners Association, Inc., recorded the 26th day of June, 1986 under Reception No 140481, in the office of the County Clerk and Recorder for Archuleta County, Colorado.

TIMESHARE INTEREST AND RIGHTS TO CURE

Under a Judgment and Decree of Foreclosure entered August 4, 2016, in the above entitled action, I am or dered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows See Exhibit "A" attached hereto and made apart hereol Owner(s): William McMullen, Susan McMullen, Alice J Wood, Lester Boswell, Ethel Boswell, Madelyn Thomas, David C Smith, Jacqueline Mota, Drew Ricker Diane Ricker, Garry Spencer, Rose A Spencer, Austin O'Neal Taylor and The Guy F Burrill Jr. and Carol D Burrill Trust, dated August 18, 1992, Carol D Burrill

Surviving Trustee
Evidence of Debt: Declaration of Protective Covenants and Internal Ownership for Elk Run Property Owners Association, recorded the 26th day of June, 1986 under Reception No. 140481 in the office of the County Clerk and Recorded for Archuleta County, Colorado Current Holder of evidence of debt secured by the Dec-

laration: Elk Run Property Owners Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there in described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Elk Run Property

Debt: Timeshare Owner's Assessments due to Association in the amount of William McMullen, Susan McMullen, and Alice J Wood

\$3567.75 Lester Boswell and Ethel Boswell \$3567.75 Madelyn Thomas and David C Smith \$3567.75

Jacqueline Mota \$3525.55 Drew Ricker and Diane Ricker \$8561.16 Garry Spencer and Rose A Spencer \$3567.75

Austin O'Neal Taylor \$3567.75
The Guy F Burrill Jr. and Carol D Burrill Trust, dated August 18, 1992, Carol D Burrill, Surviving Trustee

\$3567.75 Amount of Judgment Entered on March 13, 2015: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare

Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property de scribed above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law

[10/13/16] [11/10/16] Last Publication:

Name of Publication: [Pagosa Springs Sun]
NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR

RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. 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 CLIBE MAY ALSO BE EXTENDED A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH

THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

FIRST LIEN. The name address and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 4310468 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT A are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attor ney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

This Sheriff's Notice of Sale is signed September 8,

Tonya Hamilton, Undersheriff. Archuleta County, Colorado

Exhibit A
Detail Listing of Judgment Calculations

As of March 13, 2015

By: /s/ Tonya Hamilton

Defendant/Property Matter Amount

William McMullen, Susan McMullen, and Alice Wood lien No. 178757001 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7109, Building Number 3, Unit Week Number 27B in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado("Declaration"). The property has located upor it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108 inclusive, Building No. 3-Units 7109-7112, inclusive Building No. 4-Units 7113-7116, inclusive.

Unpaid Assessments & Costs: \$2,567.75 Attorneys Fees: \$1,000.00

Total: \$3.567.75 Lester Boswell and Ethel Boswell, lien No. 179104815 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Uni Number 7109, Building Number 3, Unit Week Number 38B in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Recorde for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116 inclusive Unpaid Assessments & Costs: \$2,567.75 Attorneys Fees: \$1,000.00

Total: \$3.567.75 Thomas and David C Smith, lien No. 178761185 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7110, Building Number 3, Unit Week Number 34B in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Re corder for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units

7113-7116, inclusive. Unpaid Assessments & Costs: \$2,567.75 Attorneys Fees: \$1,000.00

Jacqueline Mota, lien No. 179006234 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7111,

Building Number 3, Unit Week Number 03B in Elk Run Townhouses as recorded in Plat File No. 317 under Recention No. 140480 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive. Unpaid Assessments & Costs: \$2,525.55

Attorneys Fees: \$1,000.00

Drew Ricker and Diane Ricker, lien No. 179200324 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7111, Building Number 3, Unit Week Number 16 in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive.

Unpaid Assessments & Costs: \$7,561.16 Attorneys Fees: \$1,000.00

Total: \$8 561 16 Garry R Spencer and Rose A Spencer, lien No. 179502034 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 711, Building Number 3, Unit Week Number 18B in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Re corder for Archuleta County, Colorado("Declaration") The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units

7113-7116, inclusive. Unpaid Assessments & Costs: \$2,567.75 Attornevs Fees: \$1,000.00

Austin O'Neal Taylor, lien No. 178759544 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7112. Building Number 3. Unit Week Number 36B in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive Unpaid Assessments & Costs: \$2,567.75

Attorneys Fees: \$1 000 00 Total: \$3,567.75
The Guy F Burrill Jr. and Carol D Burrill Trust, dated August 18, 1992, Carol D Burrill, surviving Trustee, lien No. 17903353 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7112, Building Number 3, Unit Week Number 05B in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units

7113-7116 inclusive Unpaid Assessments & Costs: \$2,567.75 Attorneys Fees: \$1,000.00 Total: \$3.567.75

ished October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY. Court Address: 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30164 PLAINTIFF: ELK RUN PROPERTY OWNERS

DEFENDANT(S): MARK MCCARTHY, ET AL

ASSOCIATION INC.

COMBINED NOTICE OF FORECLOSURE SALE
OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM AGAINST SEPARATE DEFENDANT(S), Mark McCarthy, William B Philpott, Patsy Philpott, Dixie Lee Ferrick, Caroline Reimer, Michael J French, Austin O'Neal Taylor, Timothy A Ruiz, Jacqueline F Walston, Phillip E Morris, Carol I Morris

KNA Carol I Morris-Bruhn, Drew Ricker, Diane Ricker,

James L Brown and Jimmie T Brown

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Dec-laration of Protective Covenants and Internal Ownership for Elk Run Property Owners Association, Inc., recorded the 26th day of June, 1986 under Reception No. 140481, AND Second Amendment to the Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded December 1, 1987, under Reception No. 0151976 in the Office of the County Clerk and Recorder for Archuleta County, Colorado. Under a Judgment and Decree of Foreclosure entered August 4, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including thout limitation the real property described as follows See Exhibit "A" attached hereto and made apart hereof Separate Owner(s): Mark McCarthy, William B Philpott, Patsy Philpott, Dixie Lee Ferrick, Caroline Reimer, Michael J French, Austin O'Neal Taylor, Timothy A Ruiz, queline F Walston, Phillip E Morris, Carol I Morris KNA Carol I Morris-Bruhn, Drew Ricker, Diane Ricker,

James L Brown and Jimmie T Brown
Evidence of Debt: Declaration of Protective Covenants and Internal Ownership for Elk Run Property Owners Association, Inc., recorded the 26th day of June, 1986 under Reception No. 140481, AND Second Amendment to the Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded December 1, 1987, under Reception No. 0151976 in the Office of the County Clerk and Recorder for Archuleta County, Colorado.

Current Holder of evidence of debt secured by the Dec laration: Elk Run Property Owners Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104,

6804 Rogers Ave., Suite B. Ft. Smith, Arkansas 72903 Association Assessments Due to: Elk Run Property Owners Association, Inc. Debt: Timeshare Owner's Assessments due to Associa-

tion in the amount of Mark McCarthy \$3567.75 William B Philpott, Patsy Philpott \$8561.16 Dixie Lee Ferrick \$7644.56 Caroline Reimer \$4512.22 Michael J French \$8561.16 Austin O'Neal Taylor \$3567.75 Timothy A Ruiz, Jacqueline F Walston \$7644.56

Phillip E Morris, Carol I Morris KNA Carol I Morris-Bruhn

Drew Ricker, Diane Ricker \$8561.16 James L Brown and Jimmie T Brown \$8077.48 Amount of Judgment Entered on March 13, 2015: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun] NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED, A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO \$38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO

CURE MAY ALSO BE EXTENDED.
A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN. The name, address, and business telephone number of each of the attorneys representing the holder of the

evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 4310468 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT A are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attor-ney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT

PURPOSE This Sheriff's Notice of Sale is signed September 8,

2016. Tonya Hamilton, Undersheriff, Archuleta County, Colorado

By: /s/ Tonya HamiltonExhibit A
Detail Listing of Judgment Calculations As of March 13, 2015 Defendant/Property Matter Amount
Mark McCarthy, lien No. 178919064 filed in Archuleta

County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7113, Building Number 4. Unit Week Number 06B in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive Unpaid Assessments & Costs: \$2,567.75

Attorneys Fees: \$1 000 00 Total: \$3,567.75

William B Philpott and Patsy Philpott, lien No. 178761870 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7114, Building Number 4, Unit Week Number 40 in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townnouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units

7113-7116, inclusive. Unpaid Assessments & Costs: \$7,561.16

Attorneys Fees: \$1,000.00 Total: \$8,561.16 Divie Lee Ferrick lien No. 178802815 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7114, Building Number 4, Unit Week Number 48 in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive.

Unnaid Assessments & Costs: \$6 644 56 Attorneys Fees: \$1,000.00 Total: \$7,644.56

Caroline Reimer, lien No. 179013693 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7114, Building Number 4, Unit Week Number 52 in Elk Run Townhouses as recorded in Plat File No. 317 under Recention No. 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive.

Unpaid Assessments & Costs: \$3,512.22 Attorneys Fees: \$1,000.00

Total: \$4,512.22 Michael J French, lien No. 179200266 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7114, Building Number 4, Unit Week Number 20 in Elk Run Townhouses as recorded in Plat File No. 317 under Recention No. 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive. Unpaid Assessments & Costs: \$7,561.16

Attorneys Fees: \$1,000.00 Austin O'Neal Taylor, lien No. 178764072 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7115, Building Number 4, Unit Week Number 49B in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive Unpaid Assessments & Costs: \$2,567.75 Attorneys Fees: \$1 000 00

Total: \$3,567.75 Timothy A Ruiz and Jacqueline F Walston, lien No. 178801866 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7116, Building Number 4, Unit Week Number 47 in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No 140481 in the Office of the County Clerk and Recorde for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive.

Unnaid Assessments & Costs: \$6 644 56 Attorneys Fees: \$1,000.00 Total: \$7,644.56

Phillip E Morris and Carol I Morris KNA Carol I Morris Bruhn, lien No. 179006572 filed in Archuleta County, CO on 9/14/2015, against the following described "Timeshare Property" to wit: Unit Number 7116, Building Number 4, Unit Week Number 29 in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County. Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado("Declaration"). The property has located upor it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive

Unpaid Assessments & Costs: \$5,061.64 Attorneys Fees: \$1,000.00 Total: \$6.061.64

Drew Ricker and Diane Ricker, lien No. 178801585 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7117, Building Number 5, Unit Week Number 46 in Elk Run Townhouses as recorded in Plat File No. 323 under Reception No. 0151975, in the Office of the County Clerk and Recorder for Archuleta County Colorado and subject to that Second Amendment to the Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded December 1. 1987, under Reception No. 0151976 in the Office of the County Clerk and Becorder for Archuleta County, Colorado ("Declaration"). The property has located upon it one (1) building, which contains two (2) units and numbered as follows: Building No. 5-Units 7117-7118. Unpaid Assessments & Costs: \$7,561.16

Attorneys Fees: \$1 000 00 Total: \$8,561.16

James L Brown and Jimmie T Brown, lien No. 178801585 filed in Archuleta County, CO on 8/31/2015, against the following described "Timeshare Property" to wit: Unit Number 7118, Building Number 5, Unit Week Number 23 in Elk Run Townhouses as recorded in Plat File No. 323 under Reception No. 0151975, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Second Amendment to the Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded December 1, 1987, under Reception No. 0151976 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration"). The property has located upon it one (1) building, which contains two (2) units and numbered as follows: Building No. 5-Units 7117-7118. Unpaid Assessments & Costs: \$7,077.48

Attorneys Fees: \$1,000.00 Published October 13, 20, 27, November 3 and 10, 2016

in The Pagosa Springs SUN. DISTRICT COURT, ARCHULETA COUNTY,

COLORADO Court Address: 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30166 PI AINTIFF

MOUNTAIN MEADOWS PROPERTY OWNERS ASSOCIATION INC.

DEFENDANT(S):

AUSTIN O'NEAL, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM AGAINST SEPARATE DEFENDANT(S), Austin O'Neal Taylor, Paul E Duke.

Elaine F Duke, Joan L Hickey, Hubert V Stanford, Linda E Stanford, Freda O Axtell, Trustee under Revocable Trust Indenture dated May 7th, 1979 for the use of Freda O Axtell, and Freda O Axtell, Trustee under Revocable Trust Indenture dated May 7th, 1979 for the use of Harrison F Axtell, Freda O Axtell, Trustee under Revocable Trust Indenture dated May 7th, 1979 for the use of Freda O Axtell, and Freda O Axtell, Trustee under Revocable Trust Indenture dated May 7th, 1979

for the use of Harrison F Axtell This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Interval Ownership for Mountain Meadows recorded on January 21, 1986, under Reception No 137132, in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.
Under a Judgment and Decree of Foreclosure entered

August 4, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Separate Owner(s): Austin O'Neal Taylor, Paul F Duke Elaine F Duke, Joan L Hickey, Hubert V Stanford, Linda E Stanford, Freda O Axtell, Trustee under Revocable Trust Indenture dated May 7th, 1979 for the use of Freda O Axtell, and Freda O Axtell, Trustee under Revocable Trust Indenture dated May 7th, 1979 for the use of Harrison F Axtell, Freda O Axtell, Trustee under Revocable Trust Indenture dated May 7th, 1979 for the use of Freda O Axtell, and Freda O Axtell, Trustee under Revocable Trust Indenture dated May 7th, 1979 for the use of Harrison F Axtell.

Evidence of Debt: Declaration of Interval Ownership for Mountain Meadows recorded on January 21, 1986, under Reception No. 137132, in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Current Holder of evidence of debt secured by the Declaration: Mountain Meadows Property Owners Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there-

in described including, but not limited to, the payment of attorneys' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Mountain Meadows

Property Owners Association, Inc. Debt: Timeshare Owner's Assessments due to Association in the amount of Austin O'Neal Taylor \$4152.15

Paul E Duke and Elaine F Duke \$4179.24 Joan L Hickey \$4180.33

Hubert V Stanford and Linda E Stanford \$8200.67 Freda O Axtell, Trustee under Revocable Trust Indenture dated May 7th, 1979 for the use of Freda O Axtell, and Freda O Axtell. Trustee under Revocable Trust Indenture dated May 7th, 1979 for the use of Harrison F Axtell. \$5549.79 Freda O Axtell, Trustee under Revocable Trust Inden

ture dated May 7th, 1979 for the use of Freda O Axtell, and Freda O Axtell. Trustee under Revocable Trust Indenture dated May 7th, 1979 for the use of Harrison F Axtell. \$5596.35

Amount of Judgment Entered on March 23, 2015: See attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare nterest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act
THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accel same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will,

at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: [10/13/16] Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun] NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR

RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOF TO THE FIRST SCHEDULED SALE DATE OR ANY

DATE TO WHICH THE SALE IS CONTINUED.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.

A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

FIRSTLIEN IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN \$38-38-103.2. YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

PROCESS. The name, address, and business telephone numbe of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the ntioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

This Sheriff's Notice of Sale is signed September 8, Tonya Hamilton, Undersheriff, Archuleta County, Colorado

By: /s/ Tonya Hamilton Exhibit A Detail Listing of Judgment Calculations
As of March 23, 2015

Defendant/Property Matter Amount Austin O'Neal Taylor, lien No. 179300827 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7609-7612, in Mountain Meadows-Phase One as recorded in Plat File No. 307 under Reception No. 137131 in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado and shall be subject to that Declaration of Interval Ownership for Mountain Meadows recorded on January 21, 1986, under Reception No. 137132, in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. The above described property has located upon it one (1) Building, described and defined in the Declaration as "Building One"; which Building contains four (4) timeshared Townhouse Units, defined in and subject to the Declaration, identified, respectively as Unit 7609, 7610, 7611, and 7612.

Unpaid Assessments & Costs: \$3,152.15 Attorneys Fees: \$1,000.00

Total: \$4.152.15 Paul E Duke and Elaine F Duke, lien No. 178706321 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7609-7612, in Mountain Meadows-Phase One as recorded in Plat File No. 307 under Reception No 137131 in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado and shall be subject to that Declaration of Interval Ownership for Mountain Meadows recorded on January 21, 1986, under Reception No. 137132, in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. The above described property has located upon it one (1) Building, described and defined in the Declaration as "Building One"; which Building contains four (4) timeshared Townhouse Units, defined in and subject to the Declaration, identified, respectively as Unit 7609, 7610,

7611, and 7612. Unpaid Assessments Costs: \$3,179.24 Attorneys Fees: \$1,000.00

Total: \$4.179.24 Joan L Hickey, lien No. 178707436 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7609-7612, in Mountain Meadows-Phase One as recorded in Plat File No. 307 under Reception No. 137131 in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado and shall be subject to that Declaration of Interval Ownership for Mountain Meadows recorded on January 21, 1986, under Reception No. 137132, in the Office of the County Clerk and Becorder in and for Archuleta County Colorado above described property has located upon it one (1) Building, described and defined in the Declaration as "Building One"; which Building contains four (4) timeshared Townhouse Units, defined in and subject to the Declaration, identified, respectively as Unit 7609, 7610.

Unpaid Assessments & Costs: \$3,180.33

7611, and 7612

Attorneys Fees: \$1,000.00 Total: \$4.180.33 Hubert V Stanford and Linda E Stanford, lien No 178707527 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7609-7612, in Mountain Meadows Phase One as recorded in Plat File No. 307 under Re ception No. 137131 in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado and shall be subject to that Declaration of Interval Own ership for Mountain Meadows recorded on January 21 1986, under Reception No. 137132, in the Office of the County Clerk and Recorder in and for Archuleta County Colorado. The above described property has located upon it one (1) Building, described and defined in the Declaration as "Building One"; which Building contains four (4) timeshared Townhouse Units, defined in and subject to the Declaration, identified, respectively as

Unpaid

Unit 7609, 7610, 7611, and 7612. sessments & Costs: \$7,200.67 Attorneys Fees: \$1,000.00

Total: \$8 200 67

Freda O. Axtell, Trustee under Revocable Trust Indenture, dated May 7th,1979 for the use of Harrison F. Axtell and Harrison F. Axtell, Trustee under Revocable Trust Indenture, dated May 7th, 1979 for the use of Freda O Axtell, lien No. 178802179 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7609-7612, in Mountain Meadows-Phase One as recorded in Plat File No. 307 under Reception No. 137131 in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado and shall be subject to that Declaration of Interval Ownership for Mountain Meadows recorded on January 21, 1986, under Reception No. 137132, in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. The above described property has located upon it one (1) Building, described and defined in the Declaration as "Building One"; which Building contains four (4) time-

shared Townhouse Units, defined in and subject to the

Declaration, identified, respectively as Unit 7609, 7610,

7611, and 7612. Unpaid Assessments & Costs: \$4,549.79 Attorneys Fees: \$1,000.00

Total: \$5,549.79 Freda O. Axtell, Trustee under Revocable Trust Inden ture, dated May 7th,1979 for the use of Harrison F. Axtell and Harrison F. Axtell, Trustee under Revocable Trust Indenture, dated May 7th, 1979 for the use of Freda O Axtell, lien No. 178802187 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7609-7612, in Mountain Meadows-Phase One as recorded in Plat File No. 307 under Reception No. 137131 in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado and shall be subject to that Declaration of Interval Ownership for Mountain Meadows recorded on January 21, 1986, under Reception No. 137132, in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. The above described property has located upon it one (1) Building, described and defined in the Declaration as "Building One"; which Building contains four (4) time-shared Townhouse Units, defined in and subject to the Declaration, identified, respectively as Unit 7609, 7610, 7611, and 7612.

Unpaid Assessments & Costs: \$4,596.35 Attorneys Fees: \$1,000.00 Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY, COLORADO Court Address: 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30167 PLAINTIFF: VILLAGE POINTE PROPERTY

OWNER'S ASSOCIATION, INC.

DEFENDANT(S): RIAN N ELLIS, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM This Notice of Public Judicial Foreclosure Sale is giver pursuant to the specific assessment lien in the Declar ration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded.

Under a Judgment and Decree of Foreclosure entered July, 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereo

Separate Owner(s): NHP Global Services LLC, Aller Schoonmaker Jennifer Schoonmaker Petrus Vacation Rentals LLC, Robert Steven Rosenberg & Christine F Rosenberg, Trustees of the Rosenberg Family Trust, dated 2/19/92, James A Vigil, Susan M Vigil, John H Odell, Kathryn M Odell, Daryl Tyler and Mark McCarthy Evidence of Debt: Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded.

Current Holder of evidence of debt secured by the Declaration: Village Pointe Property Owner's Association

Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Village Pointe Property Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Associa-

tion in the amount of NHP Global Services LLC \$3925.46 Allen Schoonmaker and Jennifer Schoonmaker \$6811.71

Petrus Vacation Rentals LLC \$5556.54 Robert Steven Rosenberg & Christine F Rosenberg, Trustees of the Rosenberg Family Trust, dated 2/19/92 \$5556.54

James A Vigil and Susan M Vigil \$3392.60 John H Odell and Kathryn M Odell \$4470.00 Daryl Tyler \$3307.10 Mark McCarthy \$4011.71 Amount of Judgment Entered on July 28, 2016: See at-

tached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

ENCUMBERED BY THE LIEN PURSUANT TO THE The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and payable

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grant-or and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law

First Publication: Last Publication: [11/10/16]
Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SLIFFER CERTAIN LIABILITIES PURSU. ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-

TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.

A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN. IE YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN \$38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2 YOU MAY FILE A COMPLAINT WITH THE COLO RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU 1-855-411-2372), OR BOTH, BUT THE FILING OF A

NESS DAYS AFTER THE SALE.

OMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS. The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147.

HIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE This Sheriff's Notice of Sale is signed September 8,

Archuleta County, Colorado By: /s/ Tonya Hamilton Exhibit A Detail Listing of Judgment Calculations As of July 28, 2016

Tonya Hamilton, Undersheriff,

2016.

Defendant/Property Matter Amount NHP Global Services LLC, lien No. 178908505 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7501, Building 1D, Unit Week Number 20B in

that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County Colorado, that property on which is located two (2) two story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714 Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded. Unpaid Assessments & Costs: \$2,925.46

Total: \$3.925.46 Allen Schoonmaker and Jennifer Schoonmaker lien No. 178908695 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7502, Building 1D, Unit Week Number 1 in that property which is des a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No 130304, in the Office of the County Clerk and Recorder Archuleta County, Colorado, that property on which is located two (2) two-story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Build

ing 2, Units 7505, 7506, 7507, and 7508 as per Plat

File No. 331 A-E, Reception No. 0168713, and which

Attorneys Fees: \$1,000.00

are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988 recorded January 6, 1989 at Reception No. 0160495 Book 239, Page 2 and Second Amendment to Declara tion of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built play has been recorded.
Unpaid Assessments & Costs: \$5,811.71

Attorneys Fees: \$1,000.00

Total: \$6,811.71 Petrus Vacation Rentals LLC, lien No. 178909263 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7502, Building 1D, Unit Week Number 9 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, that property on which is located two (2) two-story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501. 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714 Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded. Unpaid Assessments & Costs: \$4,556.54

Total: \$5,556.54

Robert Steven Rosenberg and Christine F Rosenberg, Trustees of the Rosenberg Family Trust, dated 2/19/92, lien No. 178909321 filed in Archuleta County. CO or 11/13/12, against the following described "Timeshare Property" to wit: Unit Number 7502, Building 1D, Unit Week Number 26 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder Archuleta County, Colorado, that property on which is located two (2) two-story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Pla File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495 Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded.

Unpaid Assessments & Costs: \$4,556.54 Attorneys Fees: \$1,000.00 Total: \$5,556,54

James A Vigil and Susan M Vigil, lien No. 178909974 filed in Archuleta County, CO on 11/13/12, against the following described "Timeshare Property" to wit: Unit Number 7503, Building 1D, Unit Week Number 49B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, that property on which is located two (2) twostory buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded. Unpaid Assessments & Costs: \$2,392.60 Attornevs Fees: \$1,000.00

John H Odell and Kathryn M Odell, lien No. 178910147 filed in Archuleta County, CO on 11/13/12, against the following described "Timeshare Property" to wit: Unit Number 7503, Building 1D, Unit Week Number 7 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, that property on which is located two (2) two-story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501. 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Sec ond Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714 Book 280. Page 213, with the Office of the County Cler and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded

Unpaid Assessments & Costs: \$3,470.00 Total: \$4,470.00

Daryl Tyler, lien No. 178911095 filed in Archuleta County, CO on 11/13/12, against the following described "Timeshare Property" to wit: Unit Number 7501, Building 1D, Unit Week Number 31B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Becorder Archuleta County Colorado, that property on which is located two (2) two-story buildings containing four units per building, which are designated respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-F. Reception No. 0168713 and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded.

Unpaid Assessments & Costs: \$2,307.10 Attorneys Fees: \$1,000.00

Total: \$3.307.10 Mark McCarthy, lien No. 178911699 filed in Archuleta County, CO on 11/13/12, against the following described "Timeshare Property" to wit: Unit Number 7502, Building 1D. Unit Week Number 42B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, tha property on which is located two (2) two-story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2. Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16 1990, at Reception No. 0168714, Book 280, Page 213 with the Office of the County Clerk and Recorder fo Archuleta County, Colorado, at such time as the final as-built plat has been recorded.
Unpaid Assessments & Costs: \$3,011.71

Attorneys Fees: \$1,000.00

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY, COLORADO Court Address: 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30168 PI AINTIFF VILLAGE POINTE PROPERTY

OWNER'S ASSOCIATION, INC.

DEFENDANT(S):

THOMAS J BÌGGERS. ET AL COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time

as the final as-built plat has been recorded. Under a Judgment and Decree of Foreclosure entered July, 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows See Exhibit "A" attached hereto and made apart hereof Owner(s): Thomas J Biggers, Arlene K Biggers, Lura Lee, Richard D Zoetewey, Steven M Bentz, Eva Bentz, Daniel L Davis, Carla J Davis, Orville G Burnett, Dar-

lena F Burnett, Jacque G Ewing-Hayes, John V Hayes.

Neil B Poole, Brian Schuchardt, Donna Schuchardt, NHP Global Services LLC, and Norman Nelson Gold

& Shirley M Gold, Trustees of the Norman Nelson Gold and Shirley M Gold Revocable Trust Agreement. Evidence of Debt: Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded.

Current Holder of evidence of debt secured by the Declaration: Village Pointe Property Owner's Association,

Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Village Pointe Property Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Associa

tion in the amount of Thomas J Biggers and Arlene K Biggers \$3158.38 Lura Lee and Richard D Zoetewey \$9935.27 Steven M Bentz and Eva Bentz \$10150.42 Daniel L Davis and Carla J Davis \$13854.15
Orville G Burnett and Darlena F Burnett \$3245.68 Jacque G Ewing-Hayes and John V Hayes \$3082.07 Neil B Poole \$5556.54

Brian Schuchardt and Donna Schuchardt \$3146.77 NHP Global Services LLC \$4421.71
Norman Nelson Gold & Shirley M Gold, Trustees of the

Norman Nelson Gold and Shirley M Gold Revocable Trust Agreement \$3332.10 Amount of Judgment Entered on July 28, 2016: See at-

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indehtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grant-or and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will

deliver to the purchaser a Certificate of Purchase, all as

provided by law First Publication: [10/13/16] Last Publication: [11/10/16]

Name of Publication: [Pagosa Springs Sun] NOTICE OF RIGHTS YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED, A COPY OF THE STATUTES WHICH MAY AFFECT YOUR

RIGHTS IS ATTACHED HERETO. A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-

TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.
A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-

NESS DAYS AFTER THE SALE THE LIEN BEING FORECLOSED MAY NOT BE A

FIRST LIEN. IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE ROHIBITION ON DUAL TRACKING IN §38-38-103.2 YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows John D. Alford, Attorney at Law, Reg. No. 43104, 6804

Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY

INFORMATION OBTAINED MAY BE USED FOR THAT This Sheriff's Notice of Sale is signed September 8.

Tonva Hamilton, Undersheriff

Archuleta County, Colorado By: /s/ Tonya Hamilton

Exhibit A Detail Listing of Judgment Calculations As of July 28, 2016

Defendant/Property Matter Amount Thomas J Biggers and Arlene K Biggers, lien No. 179005913 filed in Archuleta County, CO on 9/15/2015. against the following described "Timeshare Property" to wit: Unit Number 7504, Building 1D, Unit Week Number 17 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, that property on which is located two (2) two-story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495 Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded.

Unpaid Assessments & Costs: \$2,158.38 Attorneys Fees: \$1,000.00

Total: \$3,158.38 Lura Lee and Richard D Zoetewey, lien No. 179008487 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7504, Building 1D, Unit Week Number 19 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County Colorado, that property on which is located two (2) two story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded.

Unpaid Assessments & Costs: \$8,935.27 Attorneys Fees: \$1,000.00 Total: \$9.935.27

Steven M Bentz and Eva Bentz, lien No. 179010806 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7504, Building 1D, Unit Week Number 50 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, that property on which is located two (2) tw story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E. Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded. Unpaid Assessments & Costs: \$9,150.42 Attorneys Fees: \$1,000.00

Total: \$10.150.42 Daniel L Davis and Carla J Davis, lien No. 179011804 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7504, Building 1D, Unit Week Number 41 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, that property on which is located two (2) twostory buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded Unpaid Assessments & Costs: \$12,854.15

Attorneys Fees: \$1,000.00 Total: \$13,854.15 Orville G Burnett and Darlena F Burnett, lien No. 179014733 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7504, Building 1D, Unit Week Number 43B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, that property on which is located two (2) two-story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded.

Unpaid Assessments & Costs: \$2,245.68 Attorneys Fees: \$1,000.00

Total: \$3,245.68 Jacque G Ewing-Hayes and John V Hayes, lien No. 170800379 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7505, Building 2D, Unit Week Number 42B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, that property on which is located two (2) two-story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded.

Unpaid Assessments & Costs: \$2,082.07 Attorneys Fees: \$1,000.00 Total: \$3.082.07

Neil B Poole, lien No. 178911012 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7505, Building 2D, Unit Week Number 1 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, that property on which is located two (2) two-story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990 at Reception No. 0168714. Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded.

Unpaid Assessments & Costs: \$4,556.54

Attorneys Fees: \$1,000.00 Total: \$5,556.54 Brian Schuchardt and Donna Schuchardt, lien No. 178911269 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7505, Building 2D, Unit Week Number 12B in that property which is described as a parcel of land being a portion of Parcel B. Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, that property on which is located two (2) two-story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, ecorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded.

Unpaid Assessments & Costs: \$2,146.77 Attorneys Fees: \$1,000.00

Total: \$3.146.77 NHP Global Services LLC, lien No. 178911343 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7506, Building 2D, Unit Week Number 22B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, that property on which is located two (2) two story buildings containing four units per building, are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded

Unpaid Assessments & Costs: \$3,421.71

Attorneys Fees: \$1,000.00 Total: \$4,421.71 Norman Nelson Gold & Shirley M Gold, Trustees of the Norman Nelson Gold & Shirley M Gold Revocable Trust Agreement, lien No. 178912283 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7507, Building 2D, Unit Week Number 37B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, that property on which is located two (2) two-story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded Unpaid Assessments & Costs: \$2,332.10

Attorneys Fees: \$1,000.00 Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY,

Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30169 PLAINTIFF: VILLAGE POINTE PROPERTY

COLORADO

OWNER'S ASSOCIATION, INC. DEFENDANT(S):

JAMES L MOORE, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280. Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded. Under a Judgment and Decree of Foreclosure entered

July 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows See Exhibit "A" attached hereto and made apart hereof

Owner(s): James L Moore, Mary J Moore, Larry Moeckel. Aaron Michael Harper, Gemini Investment Partners Inc., Ishekee Townsend, Stella Dirks, Norman E Markel and Shirley Markel. Evidence of Debt: Declaration of Condominium and Interval Ownership dated December 30, 1988, record-

ed January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Becorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded. Current Holder of evidence of debt secured by the Dec-

laration: Village Pointe Property Owner's Association, Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there-

in described including, but not limited to, the payment of attorneys' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104,

6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Village Pointe Property Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Association in the amount of

James L Moore and Mary J Moore \$3332.10 Larry Moeckel \$5556.54 Aaron Michael Harper \$4179.55 Gemini Investment Partners Inc. \$4011.71 Ishekee Townsend \$4421.71

Stella Dirks \$4421.71 Norman E Markel and Shirley Markel \$8334.76 Amount of Judgment Entered on July 28, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare erest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act
THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the uppaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as

provided by law. First Publication: [10/13/16] [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP ERTY BEING FORECLOSED. OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE, YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR

RIGHTS IS ATTACHED HERETO. A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S. SHALL BE FILED WITH THE OFFICER. AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

IF THE SALE DATE IS CONTINUED TO A LATER DATE. THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.

A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE.

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN. YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

PROCESS. The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Bogers Ave., Suite B. Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

proceeding.

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY

INFORMATION OBTAINED MAY BE USED FOR THAT This Sheriff's Notice of Sale is signed September 8,

Archuleta County, Colorado By: /s/ Tonya Hamilton Exhibit A

Tonya Hamilton, Undersheriff,

Detail Listing of Judgment Calculations
As of July 28, 2016 Defendant/Property Matter Amount

James L Moore and Mary J Moore, lien No. 178912408 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7507, Building 2D, Unit Week Number 35B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, that property on which is located two (2) twostory buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714 Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has be Unpaid Assessments & Costs: \$2,332.10

Attorneys Fees: \$1,000.00 Total: \$3,332.10

Larry Moeckel, lien No. 178912614 filed in Archuleta County, CO on 9/15/2015, against the following de-scribed "Timeshare Property" to wit: Unit Number 7507, Building 2D, Unit Week Number 33 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County

Clerk and Recorder, Archuleta County, Colorado, that property on which is located two (2) two-story buildings containing four units per building, which are designated respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder fo Archuleta County, Colorado, at such time as the final

as-built plat has been recorded. Unpaid Assessments & Costs: \$4,556.54 Attorneys Fees: \$1,000.00

Total: \$5.556.54

Aaron Michael Harper, lien No. 178912861 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7508, Building 2D, Unit Week Number 7B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, that property on which is located two (2) two story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded. Unpaid Assessments & Costs: \$3,179.55

Attorneys Fees: \$1,000.00

Total: \$4,179.55 Gemini Investment Partners Inc., lien No. 178913505 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7506, Building 2D, Unit Week Number 20B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County Colorado, that property on which is located two (2) two-story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506 7507, and 7508 as per Plat File No. 331 A-E. Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded. Unpaid Assessments & Costs: \$3,011.71

Attorneys Fees: \$1,000.00 Total: \$4.011.71 Ishekee Townsend, lien No. 178915187 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7505, Building 2D, Unit Week Number 39 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, that property on which is located two (2) two-story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713 and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213. with the Office of the County Clerk and Recorder Archuleta County, Colorado, at such time as the final as-built plat has been recorded.

Unpaid Assessments & Costs: \$3,421.71

Attorneys Fees: \$1,000.00 Total: \$4,421.71 Stella Dirks, lien No. 179004346 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7508, Building 2D, Unit Week Number 44 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, that property on which is located two (2) two-story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213 with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded.

Unpaid Assessments & Costs: \$3,421.71 Attorneys Fees: \$1,000.00

Total: \$4,421.71 Norman E Markel and Shirley M Markel, lien No. 179401682 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7506, Building 2D, Unit Week Number 36B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, that property on which is located two (2) two-story buildings containing four units per building, which are designated, respectively, as Build-ing 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495. Book 239, Page 2 and Second Amendment to Declara-tion of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded Unpaid Assessments & Costs: \$7,334.76

Attorneys Fees: \$1,000.00 Total: \$8,334.76 Published October 13, 20, 27, November 3 and 10, 2016 in *The Pagosa Springs SUN*.

CIRCUIT COURT, ARCHULETA COUNTY, COLORADO 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30170 VILLAGE POINTE PROPERTY

OWNER'S ASSOCIATION, INC.

DEFENDANT(S): JAMES W GRIMES, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded.

Under a Judgment and Decree of Foreclosure entered July 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and person property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof

Owner(s): James W Grimes, Eleanor J Grimes, Rav mond S Blake, Jane E Blake, Tracey Bridges KNA Tracey Armer, Barry Reece Sanders, Timeshare Investors LLC, NHP Global Services LLC, Patrick C Johnson Michelle S Johnson, T W Hendrix, Nancy E Hendrix Brian K Hendrix, Angela K Hendrix, Marcelene R Proffitt, Trustee of The Marcelene R Profitt Trust, Donald Dale Feltsen and Sherie Lynn Feltsen

Evidence of Debt: First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded Current Holder of evidence of debt secured by the Dec-

Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of

laration: Village Pointe Property Owner's Association,

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Village Pointe Prop

erty Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Asso ciation in the amount of James W Grimes and Eleanor J Grimes \$7909.68

Raymond S Blake and Jane E Blake \$8945.99 Tracey Bridges KNA Tracey Armer \$7909.68
Barry Reece Sanders \$2801.25 Timeshare Investors LLC \$4421.71 NHP Global Services LLC \$4476.71

Patrick C Johnson and Michelle S Johnson \$4506.30 T W Hendrix, Nancy E Hendrix, Brian K Hendrix, and Angela K Hendrix \$7195.34 Marcelene R Proffitt, Trustee of The Marcelene R Prof-

itt Trust \$3393.01 Donald Dale Feltsen and Sherie Lynn Feltsen \$2801.25 Amount of Judgment Entered on July 28, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act
THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of

Purchase, all as provided by law. [10/13/16] [11/10/16] First Publication: Last Publication:

Name of Publication: [Pagosa Springs Sun] NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT

YOUR RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OF-FICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

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. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE.

THE LIEN BEING FORECLOSED MAY NOT BE A IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2 YOU MAY FILE A COMPLAINT WITH THE COLORA-DO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

PROCESS. The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure proceeding.

INTENT TO CURE OR REDEEM, as provided by the

aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-THIS IS AN ATTEMPT TO COLLECT A DEBT AND

ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. This Sheriff's Notice of Sale is signed September 8

Tonva Hamilton, Undersheriff, Archuleta County, Colorado By: /s/ Tonya Hamilton

Exhibit A Detail Listing of Judgment Calculations As of July 28, 2016

Defendant/Property Matter Amount James W Grimes and Eleanor J Grimes, lien No 178914164 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7509, Building 3D, Unit Week Number 37 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4

contains four units designated, respectively, as Units 7513, 7514, 7515, 7516. Unpaid Assessments & Costs: \$6,909.68

Attorneys Fees: \$1,000.00 Total: \$7,909.68 Raymond S Blake and Jane E Blake, lien No. 178914230 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to t: Unit Number 7509, Building 3D, Unit Week Numbe 34 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units

7513, 7514, 7515, 7516. Jnpaid Assessments & Costs: \$7,945.99 Attorneys Fees: \$1,000.00

Total: \$8.945.99 Tracey Bridges KNA Tracey Armer, lien No. 178914503 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7509, Building 3D, Unit Week Number 27 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County. Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515, 7516.

Unpaid Assessments & Costs: \$6,909.68

Attorneys Fees: \$1,000.00 Total: \$7,909.68

Barry Reece Sanders, lien No. 178914651 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7509, Building 3D, Unit Week Number 28 in that property which is described as a parcel of land being a portion of Parcel B. Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office

of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, contain ing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515,

Unpaid Assessments & Costs: \$1,821,25 Attorneys Fees: \$1,000.00 Total: \$2,801.25

Timeshare Investors LLC, lien No. 178914800 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Num ber 7510, Building 3D, Unit Week Number 4B in that property which is described as a parcel of land being a portion of Parcel B. Third Benlat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, contain ing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515,

Unpaid Assessments & Costs: \$3,421.71 Attorneys Fees: \$1,000.00

Total: \$4 421 71 NHP Global Services LLC, lien No. 178914958 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7510, Building 3D, Unit Week Number 35 in that property which is described as a parcel of land be ing a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointer Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509. 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515,

Unpaid Assessments & Costs: \$3,446.71 Attorneys Fees: \$1,000.00 Total: \$4,446.71

Patrick C Johnson and Michelle S Johnson, lien No 178915161 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7510, Building 3D, Unit Week Numbe 48B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Pha recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 con tains four units designated, respectively, as Units 7513, 7514, 7515, 7516.

Unpaid Assessments & Costs: \$3,506.30 Attorneys Fees: \$1,000.00

Total: \$4,506.30 T W Hendrix, Nancy Hendrix, Brian K Hendrix and An gela K Hendrix, lien No. 178916532 filed in Archuleta County, CO on 9/15/2015, against the following de scribed "Timeshare Property" to wit: Unit Number 7512, Building 3D, Unit Week Number 52 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304 in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, contain ing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515 7516, Colorado, at such time as the final as-built plat has been recorded.

Unpaid Assessments & Costs: \$6,195.34 Attorneys Fees: \$1,000.00

Total: \$7 195 34 Marcelene R Proffitt, Trustee of The Marcelene R Proffitt Trust, lien No. 178916755 filed in Archuleta County. CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7512, Building 3D. Unit Week Number 27 in that property which is described as a parcel of land being a portion of Parce B, Third Replat of South Village Lake, recorded as Re ception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated. respectively, as Units 7513, 7514, 7515, 7516. Unpaid Assessments & Costs: \$2,393.01

Attorneys Fees: \$1,000.00

Donald Dale Feltsen and Sherie Lynn Feltsen, lien No. 178916854 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7512, Building 3D, Unit Week Numbe 33 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E. under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 con tains four units designated, respectively, as Units 7513, 7514, 7515, 7516.

Unpaid Assessments & Costs: \$1,801.25 Attorneys Fees: \$1,000.00

Total: \$2,801.25 Published October 13, 20, 27, November 3 and 10, 2016 in *The Pagosa Springs SUN*.

CIRCUIT COURT, ARCHULETA COUNTY, COLORADO Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30171 PLAINTIFF: VILLAGE POINTE PROPERTY

OWNER'S ASSOCIATION, INC. DEFENDANT(S):

THELMA L STÈÉLE, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded. Under a Judgment and Decree of Foreclosure entered

July 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows See Exhibit "A" attached hereto and made apart hereof

Owner(s): Thelma L Steele, Marvin A Steele, Stanley D Hoffman, Willie E Minor, Jann Minor, Crystal Carroll neshare Trade Ins LLC, Reed E Marts, Trustee of the Reed E Marts Revocable Living Trust Agreement, Alan A Miller, Gerald L Miller, Miriam C Watkins, Earl T Watkins, Heather Doyle, Justin Doyle, Frank R Padilla and Deborah Padilla

Evidence of Debt: First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292. Page 242, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded. Current Holder of evidence of debt secured by the Dec-

laration: Village Pointe Property Owner's Association, Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there in described including, but not limited to, the payment of

attorneys' fees and costs. Agent: John D. Alford. Attorney at Law. Reg. No. 43104 6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Village Pointe Property Owner's Association. Inc.

Debt: Timeshare Owner's Assessments due to Association in the amount of Thelma L Steele and Marvin A Steele \$4446.71 Stanley D Hoffman \$2897.10 Willie E Minor and Jann Minor \$3332.10 Crystal Carroll \$6092.79

Timeshare Trade Ins LLC \$5556.54 Reed E Marts, Trustee of the Reed E Marts Revocable Living Trust Agreement \$7884.68 Alan A Miller and Gerald L Miller \$3245.68 Miriam C Watkins and Earl T Watkins \$5348.40 Heather Dovle and Justin Dovle, \$3963.91

Frank R Padilla and Deborah Padilla \$9935.27 Amount of Judgment Entered on July 28, 2016; See attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare

Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantand the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED, A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO 838-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO

CURE MAY ALSO BE EXTENDED.
A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

FIRST LIEN. IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444). THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT This Sheriff's Notice of Sale is signed September 8,

Tonya Hamilton, Undersheriff,

Archuleta County, Colorado By: /s/ Tonya Hamilton

PROCESS.

Exhibit A **Detail Listing of Judgment Calculations** As of July 28, 2016 Defendant/Property Matter Amount

Thelma L Steele and Marvin A Steele, lien No. 178919031 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to : Unit Number 7512, Building 3D, Unit Week Numbe 30B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, The property has located upon it two buildings described as Build ing 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515, 7516,

Unpaid Assessments & Costs: \$3,446.71 Attorneys Fees: \$1,000.00

Total: \$4,446.71 Stanley D Hoffman, lien No. 178919080 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7512, Building 3D, Unit Week Number 29B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County. Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515,

Unpaid Assessments & Costs: \$1,897.10 Attorneys Fees: \$1,000.00

Total: \$2,897.10 Willie E Minor and Jann Minor, lien No. 178919254 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7512, Building 3D, Unit Week Number 51B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village
Lake, recorded as Recention No. 120204 in the Come, recorded as Reception No. 130304, in the Office

of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County. Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, contain ing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515,

Unpaid Assessments & Costs: \$2,332.10

Attorneys Fees: \$1,000.00 Total: \$3,332.10 Crystal Carroll, lien No. 178920849 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7510, Building 3D, Unit Week Number 50 in that property which is described as a parcel of land being a portion of Parcel B. Third Replat of South Village Lake, recorded Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515, 7516. Unpaid Assessments & Costs: \$5,092.79 Attorneys Fees: \$1,000.00

Total: \$6,092.79 Timeshare Trade Ins LLC, lien No. 179000278 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7510, Building 3D, Unit Week Number 51 in that property which is described as a parcel of land being a portion of Parcel B. Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515, 7516.

Unpaid Assessments & Costs: \$4,556.54 Attorneys Fees: \$1,000.00

Total: \$5,556.54 Reed E Marts, Trustee of the Reed E Marts Revocable Living Trust Agreement, lien No. 179023577 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7510. Building 3D. Unit Week Number 7 in that property which is described as a parcel of land being a portion o Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorde for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated. nated, respectively, as Units 7513, 7514, 7515, 7516. Unpaid Assessments & Costs: \$6,884.68 Attorneys Fees: \$1,000.00

Alan A Miller and Gerald L Miller, lien No. 179505508 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7512, Building 3D, Unit Week Number 18B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, contain ing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515,

Unpaid Assessments & Costs: \$2,245.68

Attorneys Fees: \$1,000.00 Total: \$3,245.68 Miriam C. Watkins and Farl T Watkins lien No. 178918660 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to : Unit Number 7514, Building 4D, Unit Week Numbe 40 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515, 7516,

Unpaid Assessments & Costs: \$4,348.40 Attorneys Fees: \$1,000.00

Total: \$5.348.40 Heather Doyle and Justin Doyle, lien No. 178918744 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7514, Building 4D, Unit Week Number 44 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County. Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, contain ing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515,

Unpaid Assessments & Costs: \$2,963.91

Attorneys Fees: \$1,000.00 Total: \$3,963.91 Frank R Padilla and Deborah Padilla, lien No. 178919858 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7515, Building 4D, Unit Week Number 46 in that property which is described as a parcel of land being a portion of Parcel B. Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513,

7514, 7515, 7516. Unpaid Assessments & Costs: \$8,935.27 Attorneys Fees: \$1,000.00

Total: \$9.935.27 Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY, Court Address

449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30172 PLAINTIFF: VILLAGE POINTE PROPERTY

OWNER'S ASSOCIATION, INC

DEFENDANT(S): JAY SHEFFIELD, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF

TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the First supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, with the Office of the County Clerk and Recorder for Archuleta County Colorado, at such time as the final as-built plat has

been recorded. Under a Judgment and Decree of Foreclosure entered July 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without

limitation the real property described as follows See Exhibit "A" attached hereto and made apart hereof Owner(s): Barbara A Ricker, James Patrick Conner, Jamie Ruth Conner, E Blair Timmerman, Lee A Timmer an, David W Stein, Joseph U Martinez Jr., Waldor M Courtright, Myrna Courtright, Kathryn S Jones and Deborah K Showmake

Evidence of Debt: First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded. Current Holder of evidence of debt secured by the Declaration: Village Pointe Property Owner's Association.

Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there in described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford. Attorney at Law, Reg. No. 43104 6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Village Pointe Property Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Associa-

tion in the amount of Barbara A Ricker \$3332.10

James Patrick Conner and Jamie Ruth Conner E Blair Timmerman and Lee A Timmerman \$7909.68

David W Stein \$14282.00 Joseph U Martinez Jr. \$17824.11 Waldon M Courtright and Myrna Courtright \$6119.34 Kathryn S Jones and Deborah K Showmaker \$4142.24 Amount of Judgment Entered on July 28, 2016: See at-

tached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED

HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as

provided by law. First Publication: Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO \$38 38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-

TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-

NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

The name address and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903.

Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have ar interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. This Sheriff's Notice of Sale is signed September 8,

Tonya Hamilton, Undersheriff, Archuleta County, Colorado

Exhibit A Detail Listing of Judgment Calculations As of July 28, 2016
Defendant/Property Matter Amount

By: /s/ Tonya Hamilton

Barbara A Ricker, lien No. 178920575 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7515. Building 4D, Unit Week Number 25B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990. Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515, 7516. Unpaid Assessments & Costs: \$2,332.10

Attorneys Fees: \$1,000.00

Total: \$3,332.10 James Patrick Conner and Jamie Ruth Conner, lien No. 178921813 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to t: Unit Number 7516, Building 4D, Unit Week Nu 7 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E. under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515, 7516.

Unpaid Assessments & Costs: \$5,766,18 Attorneys Fees: \$1,000.00

Total: \$6,766.18 E Blair Timmerman and Lee A Timmerman lien No. 178921904 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to Unit Number 7516, Building 4D, Unit Week Numb 49 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Becorder for Archuleta County, Colorado, The property has located upon it two buildings described as Build ing 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515, 7516,

Unpaid Assessments & Costs: \$6,909.68

Attorneys Fees: \$1,000.00 Total: \$7.909.68

David W Stein, lien No. 178922183 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7514, Building 4D, Unit Week Number 12 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. Th property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County. Colorado and is subject to the First Supplemental Declaration to Declaration of Pro tective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990 Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated. nated, respectively, as Units 7513, 7514, 7515, 7516. Unpaid Assessments & Costs: \$13,282.00

Attorneys Fees: \$1,000.00 Total: \$14.282.00

Joseph U Martinez Jr., lien No. 178923371 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7515, Building 4D, Unit Week Number 15 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E. under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County. Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515,

Unpaid Assessments & Costs: \$16,824.11

Attorneys Fees: \$1,000.00 Total: \$17,824.11

Waldon M Courtright and Myrna Courtright, lien No. 178923389 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7516, Building 4D, Unit Week Number 13 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, ir the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509 7510 7511 and 7512 and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515, 7516.

Unpaid Assessments & Costs: \$5,119.34 Attorneys Fees: \$1,000.00

Total: \$6,119.34 Kathryn S Jones and Deborah K Showmaker, lien No 179000294 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7514, Building 4D, Unit Week Number 3 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-F. under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 co tains four units designated, respectively, as Units 7513. 7514, 7515, 7516.

Unpaid Assessments & Costs: \$3,142.24 Attornevs Fees: \$1,000.00 Total: \$4,142.24

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY. COLORADO Court Address 449 San Juan St PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30173 PLAINTIFF: VILLAGE POINTE PROPERTY

OWNER'S ASSOCIATION, INC. DEFENDANT(S): NORMAN L WRIGHT, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM AGAINST SEPARATE DEFENDANT, Katherine Gallegos

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323. Book 315, Page 350 within the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded Under a Judgment and Decree of Foreclosure entered July 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows:
See Exhibit "A" attached hereto and made apart hereof

Separate Owner(s): Norman L Wright, Helen L Wright Alexander Bourke Maish, Kim M McKeon, Charles W Banyard, Steven W Gentry, Virginia E Davies, Real Time Vacations LLC, Harriet W Smith, Glennard L Smith, Elisabeth A Ford, Emmanuel David Ford, Steve R Rogers, Jr., and Kathy M Rogers

Evidence of Debt: Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350 within the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has heen recorded.

Current Holder of evidence of debt secured by the Declaration: Village Pointe Property Owner's Association,

Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there-in described including, but not limited to, the payment of attornevs' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Village Pointe Property Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Association in the amount of

Norman L Wright and Helen L Wright \$2801.25 Alexander Bourke Maish \$4446.71 Kim M McKeon \$9857.51 Charles W Banyard \$4446.71 Steven W Gentry \$4446.71 Virginia E Davies \$9935.27 Real Time Vacations LLC \$5556.54 Harriet W Smith and Glennard L Smith \$4196.70 Elisabeth A Ford and Emmanuel David Ford \$8946.27 Steve R Rogers, Jr. and Kathy M Rogers \$3335.04

Amount of Judgment Entered on July 28, 2016: See attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare nterest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act

THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments

when the indebtedness was due and owing and the legal holder of the indebtedness has accel same and declared the same immediately fully due and NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said rea property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law. First Publication: [10/13/16]

Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP ERTY 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 RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY
OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO

A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

IF THE SALE DATE IS CONTINUED TO A LATEF

DATE. THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.

A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-

NESS DAYS AFTER THE SALE.
THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

IF YOU BELIEVE THAT A LENDER OR SERVICEF HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

PROCESS. The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have ar interest and mat create personal debt against you. You may wish to seek the advice of your own private attor ney concerning your rights in relation to this foreclosure

proceeding.

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

This Sheriff's Notice of Sale is signed September 8 Tonya Hamilton, Undersheriff,

Archuleta County, Colorado By: /s/ Tonya Hamilton Exhibit A

Detail Listing of Judgment Calculations
As of July 28, 2016 Defendant/Property Matter Amount
Norman L Wright and Helen L Wright, lien No 178923546 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7518, Building 5D, Unit Week Number 31 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in he Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Cov enants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350, The property has located upon it two buildings described as Building

5, containing eight units designated, respectively, as

Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated,

respectively, as Units 7525, 7526, 7527, 7528, 7529

7520, 7531 and 7532. Unpaid Assessments & Costs: \$1,801.25

Attorneys Fees: \$1,000.00

Total: \$2,801.25 Alexander Bourke Maish, lien No. 179000484 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7519, Building 5D, Unit Week Number 25B in that property which is described as a parcel of land being a portion of Parcel B. Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplement tal Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315 Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 con taining eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$3,446.71 Attorneys Fees: \$1,000.00 Total: \$4,446.71 Kim M McKeon, lien No. 179001276 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7520, Building 5D, Unit Week Number 38 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$8,857.51 Attorneys Fees: \$1,000.00

Charles W Banyard, lien No. 179001979 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Numper 7517. Building 5D. Unit Week Number 42B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase Ill as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and

7524; and Building 6 containing eight units designated

respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$3,446.71 Attorneys Fees: \$1,000.00 Total: \$4,446.71

Steven W Gentry, lien No. 179002043 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7517, Building 5D, Unit Week Number 35B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums
Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, contain ing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520,

Unpaid Assessments & Costs: \$3,446.71 Attorneys Fees: \$1,000.00

Total: \$4,446.71 Virginia E Davies, lien No. 179003439 filed in Archuleta County, CO on 9/15/2015, against the following de scribed "Timeshare Property" to wit: Unit Number 7518, Building 5D, Unit Week Number 8 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interva Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$8,935.27 Attorneys Fees: \$1,000.00 Total: \$9.935.27

Real Time Vacations LLC, lien No. 179003611 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7517, Building 5D, Unit Week Number 3 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, The property is described as Village Pointe Phase III as re-corded in Plat Filed No. 238A-F under Reception No 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, contain ing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

ents & Costs: \$4,556.54 Attorneys Fees: \$1,000.00 Total: \$5.556.54

Harriet W Smith and Glennard L Smith, lien No. 179003884 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7520, Building 5D, Unit Week Number 44B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$3,196.70 Attorneys Fees: \$1,000.00

Elisabeth A Ford and Emmanuel David Ford, lien No. 179005145 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7520, Building 5D, Unit Week Number 48 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Cov enants and Interval Ownership for Village Pointe Con dominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532

Unpaid Assessments & Costs: \$7,946.27 Attorneys Fees: \$1,000.00

Total: \$8.946.27 Steve R Rogers Jr. and Kathy M Rogers, lien No. 179006481 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7520, Building 5D, Unit Week Number 42B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Cov enants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529,

7520, 7531 and 7532 Unpaid Assessments & Costs: \$2,335.04 Attorneys Fees: \$1,000.00

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY, COLORADO Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30174 PLAINTIFF: VILLAGE POINTE PROPERTY OWNER'S ASSOCIATION, INC.

FRANK ENDER, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM
This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350 within the Office of the County Clerk and Recorder for Archuleta County, Colorado, a such time as the final as-built plat has been recorded. Under a Judgment and Decree of Foreclosure entered July 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and persona property secured by the Declaration, including without limitation the real property described as follows:

See Exhibit "A" attached hereto and made apart hereof Owner(s): Frank Ender, Patricia E Ender, Derrell Jennings, Glenda Jennings, ETT LLC, Cheyenne Crossing LLC, Loren D Friesen, Trustee of The Loren D Friesen Trust, Kelly J Johnson, Roshel Merrill, John W Hogan, Raye E Hogan, Ray J Milton, Reed E Marts, Trustee of The Reed E Marts Revocable Living Trust Agreement Evidence of Debt: Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350 within the

Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded. Current Holder of evidence of debt secured by the Dec-

laration: Village Pointe Property Owner's Association Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104. 6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Village Pointe Property Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Associa

tion in the amount of Frank Ender and Patricia E Ender \$19134.13 Derrell Jennings and Glenda Jennings \$3332.10 ETT LLC \$3784.15

Cheyenne Crossing LLC \$6616.00 Loren D Friesen, Trustee of The Loren D Friesen Trust Kelly J Johnson and Roshel Merrill \$14763.65

John W Hogan and Raye E Hogan \$9133.65 Ray J Milton \$5556.54 Reed E Marts, Trustee of The Reed E Marts Revocable Living Trust Agreement \$7909.68

Amount of Judgment Entered on July 28, 2016: See attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property

Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE The covenants of said Declaration have been violated

as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE, YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED, A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

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.
A NOTICE OF INTENT TO REDEEM FILED PURSU-

ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

FIRST LIEN. IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County. Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

rado, 81147. THIS IS AN ATTEMPT TO COLLECT A DEBT AND A INFORMATION OBTAINED MAY BE USED FOR THAT

This Sheriff's Notice of Sale is signed September 8,

Archuleta County, Colorado By: /s/ Tonya Hamilton Exhibit A

Detail Listing of Judgment Calculations As of July 28, 2016

Defendant/Property Matter Amount Frank Ender and Patricia E Ender, lien No. 179006499 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7523, Building 5D, Unit Week Number 44 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Attorneys Fees: \$1,000.00

Total: \$19,134.13 Derrell Jennings and Glenda Jennings, lien No. 179006812 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7524, Building 5D, Unit Week Number 27B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Con-dominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$2,332.10 Attorneys Fees: \$1,000.00

Total: \$3,332.10 ETT LLC. lien No. 179008107 filed in Archuleta County. CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7520, Building 5D, Unit Week Number 35B in that property which is described as a parcel of land being a portion of Parcel B. Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323. Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532. Unpaid Assessments & Costs: \$2,784.15 Attorneys Fees: \$1,000.00

Chevenne Crossing LLC lien No. 179017652 filed in

Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7518, Building 5D, Unit Week Number 17 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condomini-ums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$5,616.00 Attorneys Fees: \$1,000.00

Total: \$6,616.00 Loren D Friesen, Trustee of The Loren D Friesen Trust, lien No. 179017959 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7522, Building 5D, Unit Week Number 23 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded Novem ber 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings de scribed as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$4,889.82 Attorneys Fees: \$1,000.00

Total: \$5.889.82 Kelly J Johnson and Roshel Merrill, lien No. 179019401 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7522, Building 5D, Unit Week Number 18B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529,

7520, 7531 and 7532. Unpaid Assessments & Costs: \$13,763.65 Attornevs Fees: \$1,000.00

John W Hogan and Raye E Hogan, lien No. 179020607 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7520, Building 5D, Unit Week Number 51 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated. respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$8.133.65 Attorneys Fees: \$1,000.00

Total: \$9,133.65 Ray J Milton, lien No. 179023114 filed in Archuleta County, CO on 9/15/2015, against the following de-scribed "Timeshare Property" to wit: Unit Number 7522, Building 5D, Unit Week Number 43 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, contain ing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$4,556.54 Attorneys Fees: \$1,000.00

Total: \$5 556 54 Reed E Marts, Trustee of The Reed E Marts Revocable Living Trust Agreement, lien No. 179023320 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7524, Building 5D, Unit Week Number 50 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third endment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated. respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$6,909.68 Attorneys Fees: \$1,000.00

Total: \$7,909.68 Published October 13, 20, 27, November 3 and 10, 2016

in The Pagosa Springs SUN. CIRCUIT COURT, ARCHULETA COUNTY, COLORADO Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30175 PLAINTIFF: VILLAGE POINTE PROPERTY OWNER'S ASSOCIATION, INC.

DEFENDANT(S) M D SHURLEY, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350 within the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded. Under a Judgment and Decree of Foreclosure entered July 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without itation the real property described as follows

See Exhibit "A" attached hereto and made apart hereof Owner(s): M D Shurley, Lawrence L Dilger, Karin L Dilger, Mary Anne Wilk, Dale L Martin, Neva L Martin, John Mac Carpenter, Barbara Puckett Carpenter, Claudie R Wells, Marjorie J Wells, Deral W Farr, Madge B Farr, Nixon Family Trust LLC, Vacation Services West Inc.

and J Byron Sudbury

Evidence of Debt: Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350 within the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat

Current Holder of evidence of debt secured by the Declaration: Village Pointe Property Owner's Association,

Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of

attorneys' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104 6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Village Pointe Property Owner's Association, Inc.

Debt: Timeshare Owner's Assessments due to Association in the amount of

M D Shurley \$5513.46 Lawrence L Dilger and Karin L Dilger \$6766.18 Mary Anne Wilk \$3332.10 Dale L Martin and Neva L Martin \$14741.65 John Mac Carpenter and Barbara Puckett Carpenter \$3332.10

Claudie R Wells and Marjorie J Wells \$5556.54 Deral W Farr and Madge B Farr \$6050.79 Nixon Family Trust LLC \$4427.71 Vacation Services West Inc. \$4478.43 J Byron Sudbury \$3332.10 Amount of Judgment Entered on July 28, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Gode, and the Colorado Common Ownership Act
THE PROPERTY TO BE SOLD AND DESCRIBED
HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: [10/13/16] [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP ERTY BEING FORECLOSED. OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR

RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

IF THE SALE DATE IS CONTINUED TO A LATER
DATE, THE DEADLINE TO FILE A NOTICE OF IN-

TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-

NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

FIRSTLIEN YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

PROCESS. The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804

Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have ar interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY

INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

This Sheriff's Notice of Sale is signed September 8

Tonya Hamilton, Undersheriff. Archuleta County, Co. By: /s/ Tonya Hamilton
Exhibit A Archuleta County, Colorado

Detail Listing of Judgment Calculations

As of July 28, 2016 Defendant/Property Matter Amount
M D Shurley, lien No. 179303417 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7522, Building 5D, Unit Week Number 5 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315. Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units

7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$4,513.46 Attorneys Fees: \$1,000.00 Total: \$5,513.46 Lawrence L Dilger and Karin L Dilger, lien No. 179303672 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7518, Building 5D, Unit Week Number 50 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Con-dominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529,

7520, 7531 and 7532. Unpaid Assessments & Costs: \$5,766.18 Attorneys Fees: \$1,000.00

Total: \$6,766.18 Mary Anne Wilk, lien No. 179007364 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7525 Building 6D, Unit Week Number 39B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as re-corded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$2,332.10 Attorneys Fees: \$1,000.00 Total: \$3,332,10

Dale L Martin and Neva L Martin, lien No. 179009329 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7526, Building 6D, Unit Week Number 45B in that property which is described as a parcel of land be-

ing a portion of Parcel B. Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Re ception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$13,741.65 Attorneys Fees: \$1,000.00

Total: \$14.741.65 John Mac Carpenter and Barbara Puckett Carpenter lien No. 179009675 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7526, Building 6D, Unit Week Number 28B in that property which is described as a parcel of land being a portion of Parcel B, Third Re plat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532. Unpaid Assessments & Costs: \$2,332.10

Attornevs Fees: \$1,000.00

Total: \$3,332.10 Claudie R Wells and Marjorie J Wells, lien No 179009998 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7526, Building 6D, Unit Week Number 50 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated.

respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.
Unpaid Assessments & Costs: \$4,556.54

Attorneys Fees: \$1,000.00 Total: \$5,556.54 Deral W Farr and Madge B Farr, lien No. 179011135 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7528, Building 6D, Unit Week Number 40 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and

7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532. Unpaid Assessments & Costs: \$5,050.79

Attorneys Fees: \$1,000.00 Total: \$6.050.79 Nixon Family Trust LLC, lien No. 179011390 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Num-

ber 7528, Building 6D, Unit Week Number 44jB in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condomini-ums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$3,427.71

Attorneys Fees: \$1,000.00 Total: \$4,427.71 Vacation Services West Inc., lien No. 179011721 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Numr 7528, Building 6D, Unit Week Number 26B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third endment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated respectively, as Units 7525, 7526, 7527, 7528, 7529,

7520, 7531 and 7532.

Unpaid Assessments & Costs: \$3,478.43 Attorneys Fees: \$1,000.00 Total: \$4,478,43 J Byron Sudbury, lien No. 179012265 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7529, Building 6D, Unit Week Number 17B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$2,332.10 Attorneys Fees: \$1,000.00 Published October 13, 20, 27, November 3 and 10, 2016

in The Pagosa Springs SUN. CIRCUIT COURT, ARCHULETA COUNTY,

COLORADO Court Address PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30176 PLAINTIFF: VILLAGE POINTE PROPERTY OWNER'S ASSOCIATION, INC

DEFENDANT(S): DAVID RAY WILKERSON, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350 within the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded. Under a Judgment and Decree of Foreclosure entered July 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): David Bay Wilkerson, Peter D Nolte, Holge E Nolte, Cindy D Gutowski, H Daniel Pursel, Trustee o

The 2006 Pursel Family Revocable Trust, Ana Aquirre The Golden Grill LLC, Keith Barkas, Evelyn Steinke, Colleen C Mantyla Trust U/A dated March 20, 1988, Chizu Nakayama, Mary H Morishige, Patrick S Herring Pia C Herring and Larry's Family Holdings LLC Evidence of Debt: Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990 Reception No. 176323, Book 315, Page 350 within the Office of the County Clerk and Recorder for Archuleta

County, Colorado, at such time as the final as-built plat has been recorded. Current Holder of evidence of debt secured by the Dec laration: Village Pointe Property Owner's Association

Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104 6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Village Pointe Property Owner's Association, Inc.

Debt: Timeshare Owner's Assessments due to Association in the amount of David Ray Wilkerson \$4446.71 Peter D Nolte and Holger E Nolte \$8114.76 Cindy D Gutowski \$4126.05

H Daniel Pursel, Trustee of The 2006 Pursel Family Revocable Trust \$4446.71

Ana Aguirre \$5579.30 The Golden Grill LLC \$5556.54 Keith Barkas \$5412.52 Evelyn Steinke \$7909.68

Colleen C Mantyla Trust U/A dated March 20, 1988 \$7235.34

Chizu Nakayama and Mary H Morishige \$4470.00 Patrick S Herring and Pia C Herring \$4011.71 Larry's Family Holdings LLC \$3975.74 Amount of Judgment Entered on July 28, 2016:See at-

tached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the

same and declared the same immediately fully due and NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and wil

deliver to the purchaser a Certificate of Purchase, all as

First Publication: Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]
NOTICE OF RIGHTS

provided by law

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED, A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO \$38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

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.

A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE.

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2 YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

PROCESS. The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property

rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attor-ney concerning your rights in relation to this foreclosure proceeding INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

rado, 81147. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE

This Sheriff's Notice of Sale is signed September 8, 2016. Tonya Hamilton, Undersheriff,

By: /s/ Tonya Hamilton Exhibit A Detail Listing of Judgment Calculations
As of July 28, 2016

Archuleta County, Colorado

Defendant/Property Matter Amount David Ray Wilkerson, lien No. 179013164 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7529, Building 6D, Unit Week Number 3B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529,

7520, 7531 and 7532. Unpaid Assessments & Costs: \$3,446.71 Attorneys Fees: \$1,000.00

Total: \$4,446.71 Peter D Nolte and Holger E Nolte, lien No. 179014022 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7529, Building 6D, Unit Week Number 43 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529

7520, 7531 and 7532. Unpaid Assessments & Costs: \$7,114.76 Attorneys Fees: \$1,000.00

Total: \$8,114.76 Cindy Gutowski, lien No. 179014105 filed in Archuleta

County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7529, Building 6D, Unit Week Number 2B in that property

which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, The property is described as Village Pointe Phase III as re corded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and In terval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, contain ing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520 7531 and 7532.

Unpaid Assessments & Costs: \$3,126.05 Attorneys Fees: \$1,000.00

Total: \$4.126.05 H Daniel Pursel, Trustee of The 2006 Pursel Family Revocable Trust, lien No. 179015276 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7529, Building 6D, Unit Week Number 37B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as re-corded in Plat Filed No. 238A-F under Reception No 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amend ment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, contain ing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respec tively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$3,446.71

Total: \$4,446.71 Ana Aguirre, lien No. 179015904 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7528, Building 6D, Unit Week Number 4 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded November 21, 1990, Reception No. 176323 Book 315. Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532. Unpaid Assessments & Costs: \$4,579.30

The Golden Grill LLC, lien No. 179017256 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7532, Building 6D, Unit Week Number 45 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lak recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Recep tion No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$4,556.54 Attorneys Fees: \$1,000.00

Total: \$5,579.30

Total: \$5,556.54 Keith Barkas, lien No. 179017363 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7532 Building 6D, Unit Week Number 48 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517. 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$4,412.52 Attorneys Fees: \$1,000.00

Total: \$5,412.52 Evelyn Stienke, lien No. 179017405 filed in Archulets County, CO on 9/15/2015, against the following de scribed "Timeshare Property" to wit: Unit Number 7532 Building 6D, Unit Week Number 20 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, The property is described as Village Pointe Phase III as re corded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and In terval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Recention No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, contain ing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520,

7531 and 7532. Unpaid Assessments & Costs: \$6,909.68

Attorneys Fees: \$1,000.00 Total: \$7.909.68

Colleen C Mantyla Trust U/A dated 3/20,1998, lien No 179017439 filed in Archuleta County, CO on 9/15/2015 against the following described "Timeshare Property" to wit: Unit Number 7532, Building 6D, Unit Week Number 50 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Con-dominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designat respectively, as Units 7525, 7526, 7527, 7528, 7529 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$6,235.34 Attorneys Fees: \$1,000.00 Total: \$7,235.34

Chizu Nakayama and Mary H Morishige, lien No 179018932 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7527, Building 6D, Unit Week Number 18 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Cov enants and Interval Ownership for Village Pointe Con dominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and

7524; and Building 6 containing eight units designated

respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532. Unpaid Assessments & Costs: \$3,470.00

Total: \$4,470.00 Patrick S Herring and Pia C Herring, lien No. 179023767 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7531, Building 6D, Unit Week Number 41B in that property which is described as a parcel of land being a portion of Parcel B. Third Benlat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Re ception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated

7520, 7531 and 7532 Unpaid Assessments & Costs: \$3,011.71

Attorneys Fees: \$1,000.00 Total: \$4.011.71 Larry's Family Holdings LLC, lien No. 179103106 filed in Archuleta County, CO on 9/15/2015, against the following described "Timeshare Property" to wit: Unit Number 7528, Building 6D, Unit Week Number 20B in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Re ception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building i, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated respectively, as Units 7525, 7526, 7527, 7528, 7529,

respectively, as Units 7525, 7526, 7527, 7528, 7529,

7520, 7531 and 7532 Unpaid Assessments & Costs: \$2,975.74 Attorneys Fees: \$1 000 00 Total: \$3,975.74

Published October 13, 20, 27, November 3 and 10, 2016 in *The Pagosa Springs SUN.*

CIRCUIT COURT, ARCHULETA COUNTY, COLORADO Court Address PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30178 PLAINTIFF: PTARMIGAN PROPERTY OWNERS

ASSOCIATION INC. DEFENDANT(S)

ADRIAN COLLINS, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF

TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the First Supplemental Declaration to Supplemental Declara-

tion of Protective Covenants and Internal Ownership for Ptarmigan Townhouses Property Owners Association Inc., recorded on June 7, 1988, under Reception No. 156200, in the office of the County Clerk and Recorder for Archuleta County, Colorado. Under a Judgment and Decree of Foreclosure entered

August 4, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): Adrian Collins, Dolores Collins, Bruce R Brown, Sharyl Sue Brown, Guillermo Serna, Raquel Serna, The A W Talley and Gail A Talley Living Revocable AB Trust, Sherry Louise King, Trustee of the Sherry Louise King Revocable Trust, Jeannette L Short and Ray E Short, Trustees of a Trust UAD May 20, 1991 DSP Consulting Services LLC, Stephen Medill and Donald K Savne

Evidence of Debt: First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Internal Ownership for Ptarmigan Townhouses Property Owner's Association, Inc., recorded on June 7, 1988 under Reception No. 156200, in the office of the County Clerk and Recorder for Archuleta County, Colorado Current Holder of evidence of debt secured by the Declaration: Ptarmigan Property Owners Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there-in described including, but not limited to, the payment of

attorneys' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Ptarmigan Property Owners Association, Inc.

Debt: Timeshare Owner's Assessments due to Associa-Adrian Collins and Dolores Collins \$4350.11 Bruce R Brown and Sharyl Sue Brown \$8416.25 Guillermo Serna and Raquel Serna \$5886.86

The A W Talley and Gail A Talley Living Revocable AB Trust \$4664 97

Sherry Louise King, Trustee of the Sherry Louise King Revocable Trust \$4412.08 annette L Short and Ray E Short, Trustees of a Trust

UAD May 20, 1991 \$5886.86 DSP Consulting Services LLC \$8331.39 Stephen Medill \$5886.86 Donald K Sayner \$12693.44

Amount of Judgment Entered on August 4, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado. sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law. First Publication: [10/13/16]

Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]
NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP-

ERTY BEING FORECLOSED. OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-

38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER

DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-

ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2. YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT This Sheriff's Notice of Sale is signed September 8,

Tonya Hamilton, Undersheriff,

Archuleta County, Colorado By: /s/ Tonya Hamilton Exhibit A

Detail Listing of Judgment Calculations As of August 4, 2016 Defendant/Property Matter Amount
Adrian Collins and Dolores Collins, lien No. 178803268

filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7201, Building Number 1B, Unit Week Number 12B in that property which is described as Parcel 'E'-Ptarmigan Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office f the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration"). The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202, Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 and 7208.

ssments & Costs: \$3,350.11 Unpaid Asse Attorneys Fees: \$1,000.00

Bruce R Brown and Sharyl Sue Brown, lien No. 178806725 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7201, Building Number 1B, Unit Week mber 20 in that property which is described as Parcel 'E'-Ptarmigan Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration"). The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202, Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No.

4-Units 7207 and 7208. Unpaid Assessments & Costs: \$7,416.25 Attorneys Fees: \$1,000.00 Total: \$8,416.25

Guillermo Serna and Raguel Serna, lien No. 178807848 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7202, Building Number 1B, Unit Week Number 20 in that property which is described as Parcel 'E'-Ptarmigan Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protect tive Covenants and Interval Ownership for Ptarmigan Townhouses recorded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado "Declaration"). The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 ered as follows: Building No. and 7202, Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207

Unpaid Assessments & Costs: \$4,886.86 Attorneys Fees: \$1,000.00

Total: \$5.886.86 The A W Talley and Gail A Talley Living Revocable AB Trust, lien No. 178807855 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7202, Building Number 1B, Unit Week Number 2B in that property which is described as Parcel 'E'-Ptarmigan Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Recorde for Archuleta County, Colorado ("Declaration"), The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202 Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 and 7208.

Unpaid Assessments & Costs: \$3,664.97 Attorneys Fees: \$1,000.00

Total: \$4.664.97 Sherry Louise King, Trustee of The Sherry Louise King Revocable Trust UAD 11/6/2001, lien No. 178808663 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7202, Building Number 1B, Unit Week Number Ptarmigan Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protec-Townhouses recorded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado 'Declaration"). The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202, Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207

Unpaid Assessments & Costs: \$3,412.08 Attorneys Fees: \$1,000.00

Jeannette L Short and Ray E Short, Trustees of a Trust UAD May 20, 1991, lien No. 178809497 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7201, Building Number 1B, Unit Week Number 29 in that property which is described as Parcel 'E'-Ptarmi-Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Ptarmigan houses recorded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Recention No. 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration"). The property has located upon it four 4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202, Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 and 7208.

Unpaid Assessments & Costs: \$4,886.86 Attorneys Fees: \$1,000.00

Total: \$5.886.86 DSP Consulting Services LLC, lien No. 178821286 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7201, Building Number 1B, Unit Week Number 3 in that property which is described as Parcel 'E'-Ptarmigan Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protec tive Covenants and Interval Ownership for Ptarmigan Townhouses recorded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration"). The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202, Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 and 7208.

Unpaid Assessments & Costs: \$7,331.39 Attorneys Fees: \$1,000.00

Stephen Medill, lien No. 178920948 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7201, Building Number 1B. Unit Week Number 16 in that property which is described as Parcel 'E'-Ptarmigan Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses corded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration"). The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202, Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 and 7208 Unpaid Assessments & Costs: \$4,886.86 Attorneys Fees: \$1,000.00

Total: \$5.886.86 Donald K Sayner, lien No. 178803409 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7203, Building Number 2B, Unit Week Number 20 in that property which is described as Parcel 'E'-Ptarmigan Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Becorder for Archuleta County, Colorado ("Declaration") The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202, Building No. 2-Units 7203 and 7204. Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 Total: Unpaid Assessments & Costs: \$11,693.44

Attorneys Fees: \$1,000.00 Total: \$12,693.44 Published October 13, 20, 27, November 3 and 10, 2016

CIRCUIT COURT, ARCHULETA COUNTY, COLORADO Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30179 PI AINTIFF PTARMIGAN PROPERTY OWNERS

in The Pagosa Springs SUN

ASSOCIATION INC. DEFENDANT(S): MARK MCCARTHY, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF

AND REDEEM This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Internal Ownership for Ptarmigan Townhouses Property Owners Association, Inc., recorded on June 7, 1988, under Reception No.

TIMESHARE INTEREST AND RIGHTS TO CURE

156200, in the office of the County Clerk and Recorder for Archuleta County, Colorado. Under a Judgment and Decree of Foreclosure entered August 4, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): Mark McCarthy, Nellie M Harms, Melvin B Harms, Mark McCarthy, Austin O'Neal Taylor, David J Samples, John R Hahn, Michele C Giguere, Timeshare Holdings LLC, Gail Leatherwood, Charles W Banyard Evidence of Debt: First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Internal Ownership for Ptarmigan Townhouses Property Owner's Association, Inc., recorded on June 7, 1988, under Reception No. 156200, in the office of the County Clerk and Recorder for Archuleta County, Colorado

Current Holder of evidence of debt secured by the Declaration: Ptarmigan Property Owners Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Ptarmigan Property Owners Association, Inc. Debt: Timeshare Owner's Assessments due to Associa

tion in the amount of Mark McCarthy \$4350.11 Nellie M Harms and Melvin B Harms \$4350.11

Mark McCarthy \$4350.11 Austin O'Neal Taylor \$4350.11 David J Samples \$5570.78

John R Hahn and Michele C Giguere \$5886.86 Timeshare Holdings LLC \$8416.25 Gail Leatherwood \$8984.62 Charles W Banyard \$4749.03

Amount of Judgment Entered on August 4, 2016: See attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act =THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as

Publication Last Publication: [11/10/16]

NOTICE OF RIGHTS YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED, A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO

CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-

NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN. IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-

GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2 YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows John D. Alford, Attorney at Law, Reg. No. 43104, 6804

Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the

aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY

INFORMATION OBTAINED MAY BE USED FOR THAT This Sheriff's Notice of Sale is signed September 8, 2016.

Archuleta County, Colorado By: /s/ Tonya Hamilton Exhibit A

Tonya Hamilton, Undersheriff,

Detail Listing of Judgment Calculations As of August 4, 2016 Defendant/Property Matter Amount

Mark McCarthy, lien No. 178803839 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7203, Building Number 2B, Unit Week Number 38B in that property which is described as Parcel 'E'-Ptarmigar wnhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration") The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows:Building No. 1-Units 7201 and 7202, Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 and 7208. Unpaid Assessments & Costs: \$3,350.11 Attorneys Fees: \$1,000.00

Total: \$4 350 11

Nellie M Harms and Melvin B Harms, lien No. 178806626 filed in Archuleta County, CO on 9/18/2015. against the following described "Timeshare Property" to wit: Unit Number 7204, Building Number 2B, Unit Week Number 32B in that property which is described as Parcel 'E'-Ptarmigan Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256. in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration"). The property has located upon it four (4) building, with each building con taining two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202, Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 and 7208.

Unpaid Assessments & Costs: \$3,350.11 Attorneys Fees: \$1,000.00

Total: \$4,350.11

Mark McCarthy, lien No. 178904454 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7204, Building Number 2B, Unit Week Number 24B in that property which is described as Parcel 'E'-Ptarmigan Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses re-corded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration") The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202. Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 and 7208. Unpaid Assessments & Costs: \$3,350.11

Attorneys Fees: \$1,000.00

Total: \$4,350,11 Austin O'Neal Taylor, lien No. 179001110 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7203, Building Number 2B, Unit Week Number 13B in that property which is described as Parcel 'F'-Ptarmigan Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses re corded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Re corder for Archuleta County, Colorado ("Declaration"). The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202, Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 and 7208. Unpaid Assessments & Costs: \$3,350.11

rneys Fees: \$1,000.00

Total: \$4,350.11 David J Samples lien No. 179016522 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7204, Building Number 2B, Unit Week Number 43B in that property which is described as Parcel 'E'-Ptarmigan Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202, Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 and 7208. Unpaid Assessments & Costs: \$4,570.78

Attorneys Fees: \$1,000.00 Total: \$5,570.78

John R Hahn and Michele C Giguere, lien No. 178805826 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7205, Building Number 3B, Unit Week Number 42 in that property which is described as Parcel 'E'-Ptarmigan Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Ptar migan Townhouses recorded February 4, 1988, under ception No. 153260 and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Recorder for Archuleta County Colorado ("Declaration"). The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202, Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 and 7208.

Unpaid Assessments & Costs: \$4,886.86 orneys Fees: \$1,000.00

Total: \$5,886.86 Timeshare Holdings LLC, lien No. 178806030 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number property which is described as Parcel 'E'-Ptarmigan Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office of the County Clerk and Becorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration" The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202, Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 and 7208. Unpaid Assessments & Costs: \$7,416.25

Attorneys Fees: \$1,000.00 Total: \$8,416.25

Gail Leatherwood, lien No. 178806345 filed in Archuleta County, CO on 9/18/2015, against the following de scribed "Timeshare Property" to wit: Unit Number 7206. Building Number 3B, Unit Week Number 37 in that property which is described as Parcel 'E'-Ptarmigan Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses re corded February 4, 1988, under Reception No. 153260. and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Re corder for Archuleta County, Colorado ("Declaration"). The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202, Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 and 7208.

Unpaid Assessments & Costs: \$7,984.62

Attorneys Fees: \$1,000.00 Charles W Banyard, lien No. 178806527 filed in Archuleta County, CO on 9/18/2015, against the follow ing described "Timeshare Property" to wit: Unit Numbe 7205. Building Number 3B. Unit Week Number 16B in that property which is described as Parcel 'E'-Pta Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses re corded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration"). The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202, Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 and 7208. Total: Unpaid Assessments & Costs: \$3,749.03 Attorneys Fees: \$1,000.00

Total: \$4,749.03 Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY. COLORADO Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30180 PLAINTIFF: PTARMIGAN PROPERTY OWNERS ASSOCIATION INC.

v. DEFENDANT(S):

RICHARD O BRENNEMAN, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the First Supplemental Declaration to Supplemental Declara-tion of Protective Covenants and Internal Ownership for Ptarmigan Townhouses Property Owners Association, Inc., recorded on June 7, 1988, under Reception No. 156200, in the office of the County Clerk and Recorder for Archuleta County, Colorado.

Under a Judgment and Decree of Foreclosure entered August 4, 2016, in the above entitled action, I am or dered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): Richard O Brenneman, Michael D Sullivan, Coleen Lindgren, William H Roberson, Louise B Roberson, Daniel T Fairbanks, Joan F Fairbanks, and Jeffrey

Evidence of Debt: First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Internal Ownership for Ptarmigan Townhouses Property Owner's Association, Inc., recorded on June 7, 1988, under Reception No. 156200, in the office of the County Clerk and Recorder for Archuleta County, Colorado. Current Holder of evidence of debt secured by the Declaration: Ptarmigan Property Owners Association, Inc Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there in described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104,

6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Ptarmigan Property Owners Association Inc.

Debt: Timeshare Owner's Assessments due to Association in the amount of

Richard O Brenneman \$10643.16 Michael D Sullivan \$5886.86 Coleen Lindaren \$9571.44

William H Roberson and Louise B Roberson \$4749.03 Daniel T Fairbanks and Joan F Fairbanks \$4274.39

Jeffrey Riedel \$10845.90 Amount of Judgment Entered on August 4, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO \$38 38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. 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. A NOTICE OF INTENT TO REDEEM FILED PURSU-

ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN \$38-38-103.2 YOU MAY FILE A COMPLAINT WITH THE COLO RADO ATTORNEY GENERAL (1-800-222-4444). THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name address and business telephone number each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have ar interest and mat create personal debt against you. You may wish to seek the advice of your own private attorey concerning your

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. This Sheriff's Notice of Sale is signed September 8

2016. Tonya Hamilton, Undersheriff Archuleta County, Colorado By: /s/ Tonya Hamilton

Detail Listing of Judgment Calculations As of August 4, 2016
Defendant/Property Matter Amount Richard O Brenneman, lien No. 178807723 filed in Archuleta County, CO on 9/18/2015, against the follow ing described "Timeshare Property" to wit: Unit Number 7208, Building Number 4B, Unit Week Number 23 in that property which is described as Parcel 'E'-Ptarmigan Townhouses as recorded in Plat Sheet No. 324 324A under Reception No. 153256, in the Office of the County Clerk and Recorder for Archuleta County

Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Ptarmigan

Townhouses recorded February 4, 1988, under Recen-

tion No. 153260 and re-recorded on February 18, 1988

Exhibit A

under Reception No. 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado "Declaration"). The property has located upon it fou (4) building, with each building containing two (2) units and numbered as follows:Building No. 1-Units 7201 and 7202, Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 and

Unpaid Assessments & Costs: \$9,643.16 torneys Fees: \$1,000.00

Total: \$10,643.16 Michael D Sullivan, lien No. 178807913 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7207, Building Number 4B, Unit Week Number 43 in that property which is described as Parcel 'E'-Ptarmigan Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office of the County Clerk and Recorder for Archuleta County Colorado and subject to that Declaration of Protect tive Covenants and Interval Ownership for Ptarmigan Townhouses recorded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration"). The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202. Building No. 2-Units 7203 and 7204. Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 Unpaid Assessments & Costs: \$4,886.86 and 7208. Attorneys Fees: \$1,000.00 Total: \$5,886.86

Coleen Lindgren, lien No. 178808374 filed in Archuleta County, CO on 9/18/2015, against the following de scribed "Timeshare Property" to wit: Unit Number 7207 Building Number 4B, Unit Week Number 6 in that property which is described as Parcel 'E'-Ptarmigan Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded February 4, 1988, under Reception No. 153260 and -recorded on February 18, 1988 under Reception No 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration"). The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202, Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 and 7208. Unpaid Assessments & Costs: \$8,571.44

Attorneys Fees: \$1,000.00

Total: \$9,571.44 William H Roberson and Louise B Roberson, lien No. 178809505 filed in Archuleta County, CO on 9/18/2015,

against the following described "Timeshare Property" to wit: Unit Number 7208, Building Number 4B, Unit Week Number 30B in that property which is described as Parcel 'E'-Ptarmigan Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded February 4 1988, under Reception No. 153260 and re-recorded or February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration"). The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202, Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 and 7208.

Unpaid Assessments & Costs: \$3,749.03

Attorneys Fees: \$1,000.00 Total: \$4,749.03 Daniel T Fairbanks and Joan F Fairbanks, lien No. 178809687 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7208, Building Number 4B, Unit Week Number 47B in that property which is described as Parcel 'E'-Ptarmigan Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Owner ship for Ptarmigan Townhouses recorded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration"). The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202, Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building

Unpaid Assessments & Costs: \$3,274.39 Attorneys Fees: \$1,000.00

No. 4-Units 7207 and 7208.

Total: \$4,274.39 Jeffrey Riedel, lien No. 178824488 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7205, Building Number 4B, Unit Week Number 25B in that property which is described as Parcel 'E'-Ptarmigar Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office of the Countv Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses re corded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration"). The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202, Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 and 7208.

Unpaid Assessments & Costs: \$9,845.90 Attorneys Fees: \$1,000.00 Total: \$10.845.90

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY, COLORADO Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30181 PLAINTIFF: PTARMIGAN PROPERTY OWNERS ASSOCIATION INC.

DEFENDANT(S):

WIDE WORLD VACATIONS INC., ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Internal Ownership for Ptarmigan Townhouses Property Owners Association, Inc., recorded on June 7, 1988, under Reception No. 156200, in the office of the County Clerk and Recorder for Archuleta County, Colorado.

Under a Judgment and Decree of Foreclosure entered August 4, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows See Exhibit "A" attached hereto and made apart hereof Owner(s): Wide World Vacations Inc., Steve R Espinoza, Elaine Espinoza, Carol J Stanko, Lillie Kannry Waldemar C Leiding, Frances K Leiding, Rafael Garcia Shannon Garcia, Kathryn I Turner, Anna Turner, Time share Trade Ins, Terri Lea Tuttle and James Festi Evidence of Debt: First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Internal Ownership for Ptarmigan Townhouses Property Owner's Association, Inc., recorded on June 7, 1988 under Reception No. 156200, in the office of the County Clerk and Recorder for Archuleta County, Colorado.

Current Holder of evidence of debt secured by the Decaration: Ptarmigan Property Owners Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there-in described including, but not limited to, the payment of attorneys' fees and costs

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Ptarmigan Property Owners Association, Inc.

Debt: Timeshare Owner's Assessments due to Associa Wide World Vacations Inc. \$4749.03

Steve R Espinoza and Elaine Espinoza \$12910.49 Carol J Stanko \$4412.08 Lillie Kannry \$4749.03

Waldemar C Leiding and Frances K Leiding \$4749.03 Rafael Garcia and Shannon Garcia \$4076.82 Kathryn I Turner and Anna Turner \$6689.35 Timeshare Trade Ins \$4350.11

Terri Lea Tuttle and James Festi \$5886.86 Amount of Judgment Entered on August 4, 2016: See attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare

Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act
THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments

when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will,

at 10 o'clock A.M., on Wednesday, December 7, 2016 in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paving the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: [10/13/16] [11/10/16] Last Publication: Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR

RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOF TO THE FIRST SCHEDULED SALE DATE OR ANY

DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE. THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.

A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-

NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN \$38-38-103.2 YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attor-ney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT

This Sheriff's Notice of Sale is signed September 8 2016.

Tonya Hamilton, Undersheriff, Archuleta County, Colo. By: /s/ Tonya Hamilton
Exhibit A

Detail Listing of Judgment Calculations As of August 4, 2016 Defendant/Property Matter Amount

Wide World Vacations Inc., lien No. 178816732 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7209, Building Number 5B, Unit Week Number 31B in that property on which is located four (4) one-story buildings containing two (2) one-level townhouses units per building which are designated, respectively, as Building No. 5, Units 7209 and 7210; Building No. 6, Units 7211 and 7212; Building No. 7, Units 7213 and 7214; and Building No. 8, Units 7215 and 7216 as per plat recorded on June 7, 1988, in Plat Sheet No. 325 under Reception No. 156199, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Interval Ownership for Ptarmigan Town-houses recorded on June 7, 1988, under Reception No. 156200, Book 219, Page 33-38, in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration).

Unpaid Assessments & Costs: \$3,749.03 Attorneys Fees: \$1,000.00

Total: \$4,749.03 Steve R Espinoza and Elaine Espinoza, lien No. 178818209 filed in Archuleta County, CO on 9/18/2015,

against the following described "Timeshare Property" to wit: Unit Number 7209, Building Number 5B, Unit Week Number 34B in that property on which is located four (4) one-story buildings containing two (2) one-level townhouses units per building which are designated, respectively, as Building No. 5, Units 7209 and 7210; Building No. 6, Units 7211 and 7212; Building No. 7, Units 7213 and 7214; and Building No. 8, Units 7215 and 7216 as per plat recorded on June 7, 1988, in Plat Sheet No. 325 under Reception No. 156199, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain First Supplementa Declaration to Supplemental Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156200, Book 219, Page 33-38, in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration).

Unpaid Assessments & Costs: \$11,910.49 Attorneys Fees: \$1,000.00 Total: \$12.910.49

Carol J Stanko, lien No. 178818787 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7209, Building Number 5B, Unit Week Number 49B in that property on which is located four (4) one-story buildings containing two (2) one-level townhouses units per building which are designated, respectively, as Building No. 5, Units 7209 and 7210; Building No. 6, Units 7211 and 7212; Building No. 7, Units 7213 and 7214; and Building No. 8, Units 7215 and 7216 as per plat recorded on June 7, 1988, in Plat Sheet No. 325 under Reception No. 156199, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Inter-val Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156200, Book 219, Page 33-38, in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration). Unpaid Assessments & Costs: \$3,412.08

Attorneys Fees: \$1,000.00 Total: \$4,412.08 Lillie Kannry, lien No. 178820205 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7210, Building Number 5B, Unit Week Number 27B in that property on which is located four (4) one-story buildings ntaining two (2) one-level townhouses units per building which are designated, respectively, as Building No. 5, Units 7209 and 7210; Building No. 6, Units 7211 and 7212; Building No. 7, Units 7213 and 7214; and Building No. 8. Units 7215 and 7216 as per plat recorded on June 7, 1988, in Plat Sheet No. 325 under Reception No. 156199, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156200, Book 219, Page 33-38, in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration). Unpaid Assessments & Costs: \$3,749.03

Total: \$4,749.03 Waldemar C Leiding and Frances K Leiding, lien No. 178824231 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to t: Unit Number 7209, Building Number 5B, Unit We Number 28B in that property on which is located four (4) one-story buildings containing two (2) one-level town-houses units per building which are designated, respectively as Building No. 5, Units 7209 and 7210; Building Units 7211 and 7212; Building No. 7, Units 7213 and 7214; and Building No. 8. Units 7215 and 7216 as per plat recorded on June 7, 1988, in Plat Sheet No. 325 under Reception No. 156199, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Interval Ownership for Ptarmigan Town-houses recorded on June 7, 1988, under Reception No. 156200 Book 219 Page 33-38 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration).

Unpaid Assessments & Costs: \$3,749.03 Attorneys Fees: \$1,000.00 Total: \$4 749 03

Rafael Garcia and Shannon Garcia, lien No. 178900544 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7209, Building Number 5B, Unit Week Number 40B in that property on which is located four (4) onestory buildings containing two (2) one-level townhouses units per building which are designated, respectively as Building No. 5, Units 7209 and 7210; Building No. 6, Units 7211 and 7212; Building No. 7, Units 7213 and 7214; and Building No. 8, Units 7215 and 7216 as per plat recorded on June 7, 1988, in Plat Sheet No. 325 under Reception No. 156199, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain First Supplementa Declaration to Supplemental Declaration of Protective Covenants and Interval Ownership for Ptarmigan Town houses recorded on June 7, 1988, under Reception No. 156200, Book 219, Page 33-38, in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration).

Unpaid Assessments & Costs: \$3,076.82 Attorneys Fees: \$1,000.00

Total: \$4.076.82 Kathryn I Turner and Anna Turner, lien No. 179008859 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7209, Building Number 5B, Unit Week Number 18 in that property on which is located four (4) one-story buildings containing two (2) one-level townhouses units per building which are designated, respectively ilding No. 5, Units 7209 and 7210; Building No. Units 7211 and 7212; Building No. 7, Units 7213 and 7214; and Building No. 8, Units 7215 and 7216 as per plat recorded on June 7, 1988, in Plat Sheet No. 325 under Reception No. 156199, in the Office of the County Clerk and Recorder for Archuleta County, Colo rado, and subject to that certain First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception o. 156200, Book 219, Page 33-38, in the Office of the County Clerk and Recorder for Archuleta County, Colo-

rado ("Declaration).
Unpaid Assessments & Costs: \$5,689.35 Attorneys Fees: \$1,000.00

Timeshare Trade Ins, lien No. 178815551 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7212. Building Number 6B. Unit Week Number 16B that property on which is located four (4) one-story buildings containing two (2) one-level townhouses units per building which are designated, respectively, as Building No. 5, Units 7209 and 7210; Building No. 6, Units 7211 and 7212: Building No. 7. Units 7213 and 7214; and Building No. 8, Units 7215 and 7216 as per plat recorded on June 7, 1988, in Plat Sheet No. 325 under Reception No. 156199, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain First Supplemental

Declaration to Supplemental Declaration of Protective

Covenants and Interval Ownership for Ptarmigan Town-

houses recorded on June 7, 1988, under Reception

No. 156200, Book 219, Page 33-38, in the Office of the

County Clerk and Recorder for Archuleta County. Colo-

rado ("Declaration). Total: Unpaid Assessments & Costs: \$3,350.11 Attorneys Fees: \$1,000.00

Total: \$4.350.11

Terri Lea Tuttle and James Festi, lien No. 178818050 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7211, Building Number 6B, Unit Week Number 43 in that property on which is located four (4) one-story buildings containing two (2) one-level townhouses units per building which are designated, respectively, as Building No. 5, Units 7209 and 7210; Building No. 6, Units 7211 and 7212; Building No. 7, Units 7213 and 7214; and Building No. 8, Units 7215 and 7216 as per plat recorded on June 7, 1988, in Plat Sheet No. 325 under Reception No. 156199, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156200, Book 219, Page 33-38, in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration).
Total: Unpaid Assessments & Costs: \$4,886.86

Attorneys Fees: \$1,000.00 Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY.

449 San Juan St PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30182

COLORADO

Court Address

PLAINTIFF: PTARMIGAN PROPERTY OWNERS ASSOCIATION INC.

DEFENDANT(S): MURIEL LEMBRIGHT. ET AL COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM
This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Internal Ownership for Ptarmigan Townhouses Property Owners Association, Inc., recorded on June 7, 1988, under Reception No. 156200, in the office of the County Clerk and Recorder

for Archuleta County, Colorado. Under a Judgment and Decree of Foreclosure entered August 4, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including thout limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): Muriel Lembright, Sunlite Heating & Air Conditioning Inc., Marjy A Borchers, Mark P Pompeii, Frances A Pompeii, Vacation Luxury Plus (V.L.P.) Inc., Gary Mann, William Roper, Jimmy R Cameron, Rebecca L Cameron, Dulce Iglesias, John Camp, Sharle L Camp,

Amos R Walton and Dolce Walton
Evidence of Debt: First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Internal Ownership for Ptarmigan Townhouses Property Owner's Association, Inc., recorded on June 7, 1988, under Reception No. 156200, in the office of the County Clerk and Recorder for Archuleta County, Colorado. Current Holder of evidence of debt secured by the Declaration: Ptarmigan Property Owners Association, Inc. Obligations Secured: The Declaration provides that it

secures the payment of the Debt and obligations there-in described including, but not limited to, the payment of attornevs' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Ptarmigan Property Owners Association, Inc.

Debt: Timeshare Owner's Assessments due to Associa-Muriel Lembright \$4240.97

Sunlite Heating & Air Conditioning Inc. 9759.93 Marjy A Borchers 19125.07 Mark P Pompeii and Frances A Pompeii \$3870.94 Vacation Luxury Plus (V.L.P.) Inc. \$5886.86 Gary Mann and William Roper \$4749.03 Jimmy R Cameron and Rebecca L Cameron \$16050.04 Dulce Iglesias \$3483.18

John Camp and Sharle L Camp \$4244.94 Amos R Walton and Dolce Walton \$4743.97 Amount of Judgment Entered on August 4, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will,

at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said rea property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law

First Publication: Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun] NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO

CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE.

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147 THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY

INFORMATION OBTAINED MAY BE USED FOR THAT This Sheriff's Notice of Sale is signed September 8, 2016.

Tonya Hamilton, Undersheriff, Archuleta County, Colorado By: /s/ Tonya Hamilton Exhibit A Detail Listing of Judgment Calculations As of August 4, 2016

Defendant/Property Matter Amount Muriel Lembright, lien No. 178818753 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7212, Building Number 6B, Unit Week Number 2B in that property on which is located four (4) one-story buildings containing two (2) one-level townhouses units per building which are designated, respectively, as Building No. 5, Units 7209 and 7210; Building No. 6, Units 7211 and 7212; Building No. 7, Units 7213 and 7214; and BuildNo. 156199, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Inter-val Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156200, Book 219, Page 33-38, in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration). Unpaid Assessments & Costs: \$3,240.97 Attorneys Fees: \$1,000.00

Total: \$4 240 97 Sunlite Heating & Air Conditioning Inc., lien No. 178906657 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7211, Building Number 6B, Unit Week Number 47B in that property on which is located four (4) one-story buildings containing two (2) one-level town houses units per building which are designated, respectively, as Building No. 5, Units 7209 and 7210; Building No. 6, Units 7211 and 7212; Building No. 7, Units 7213 and 7214; and Building No. 8, Units 7215 and 7216 as per plat recorded on June 7, 1988, in Plat Sheet No. 325 under Reception No. 156199, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain First Supplementa Declaration to Supplemental Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156200, Book 219, Page 33-38, in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration).

Unpaid Assessments & Costs: \$8,759.93 Attorneys Fees: \$1,000.00 Total: \$9.759.93

Marjy A Borchers, lien No. 179001672 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7211, Building Number 6B, Unit Week Number 16 in that property on which is located four (4) one-story buildings containing two (2) one-level townhouses units per building which are designated, respectively, as Building No. 5, Units 7209 and 7210; Building No. 6, Units 7211 and 7212; Building No. 7, Units 7213 and 7214; and Building No. 8, Units 7215 and 7216 as per plat recorded on June 7, 1988, in Plat Sheet No. 325 under Reception No. 156199 in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Inter-val Ownership for Ptarmigan Townhouses recorded on

June 7, 1988, under Reception No. 156200, Book 219,

Page 33-38, in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration).

Unpaid Assessments & Costs: \$18,125.07 Attorneys Fees: \$1,000.00

Total: \$19.125.07 Mark P Pompeii and Frances A Pompeii, lien No 179300272 filed in Archuleta County, CO on 9/18/2015 against the following described "Timeshare Property" to wit: Unit Number 7211, Building Number 6B, Unit Week Number 12B in that property on which is located four (4) one-story buildings containing two (2) one-level townhouses units per building which are designated, respectively, as Building No. 5, Units 7209 and 7210; Building No. 6, Units 7211 and 7212; Building No. 7, Units 7213 and 7214; and Building No. 8, Units 7215 and 7216 as per plat recorded on June 7, 1988, in Plat Sheet No. 325 under Reception No. 156199, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain First Supplementa Declaration to Supplemental Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156200, Book 219, Page 33-38, in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration).

Unpaid Assessments & Costs: \$2,870.94 Attorneys Fees: \$1,000.00

Total: \$3.870.94 Vacation Luxury Plus (V.L.P.) Inc., lien No. 178813481 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7213, Building Number 6B, Unit Week Number 40 in that property on which is located four (4) one-story buildings containing two (2) one-level townhouses units per building which are designated, respectively as Building No. 5, Units 7209 and 7210; Building No. 6, Units 7211 and 7212; Building No. 7, Units 7213 and 7214; and Building No. 8, Units 7215 and 7216 as per plat recorded on June 7, 1988, in Plat Sheet No. 325 under Reception No. 156199, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception

No. 156200, Book 219, Page 33-38, in the Office of the

County Clerk and Recorder for Archuleta County, Colo-

rado ("Declaration).
Unpaid Assessments & Costs: \$4,886.86

Attorneys Fees: \$1,000.00 Total: \$5,886.86 Gary Mann and William Roper, lien No. 179019138 filled in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7214, Building Number 7B, Unit Week Number 49B in that property on which is located four (4) onestory buildings containing two (2) one-level townhouses units per building which are designated, respectively, as Building No. 5, Units 7209 and 7210; Building No. 6. Units 7211 and 7212: Building No. 7. Units 7213 and 7214; and Building No. 8, Units 7215 and 7216 as per plat recorded on June 7, 1988, in Plat Sheet No. 325 under Reception No. 156199, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain First Supplemental Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156200, Book 219, Page 33-38, in the Office of the County Clerk and Recorder for Archuleta County, Colo-

rado ("Declaration). Unpaid Assessments & Costs: \$3,749.03 Attorneys Fees: \$1,000.00 Total: \$4,749.03

Jimmy B Cameron and Bebecca L Cameron, Jien No. 178811188 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property"

Unit Number 7215, Building Number 8B, Unit Wee Number 16 in that property on which is located four (4) one-story buildings containing two (2) one-level townhouses units per building which are designated, respectively, as Building No. 5, Units 7209 and 7210; Building No. 6, Units 7211 and 7212; Building No. 7, Units 7213 and 7214; and Building No. 8, Units 7215 and 7216 as per plat recorded on June 7, 1988, in Plat Sheet No. 325 under Reception No. 156199, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain First Supplementa Declaration to Supplemental Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156200, Book 219, Page 33-38, in the Office of the County Clerk and Recorder for Archuleta County, Colo-

rado ("Declaration). Unpaid Assessments & Costs: \$15,050.04 Attorneys Fees: \$1,000.00

Total: \$16,050,04 Dulce Iglesias, lien No. 178811428 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7216, Building Number 8B, Unit Week Number 21B in that property on which is located four (4) one-story buildings containing two (2) one-level townhouses units per building which are designated, respectively, as Building No. 5, Units 7209 and 7210; Building No. 6, Units 7211 and 7212; Building No. 7, Units 7213 and 7214; and Building No. 8, Units 7215 and 7216 as per plat recorded on June 7, 1988, in Plat Sheet No. 325 under Reception No. 156199, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156200, Book 219. Page 33-38, in the Office of the County Clerk and Re-

corder for Archuleta County, Colorado ("Declaration).

Unpaid Assessments & Costs: \$2,483.18 Attorneys Fees: \$1,000.00

Total: \$3,483,18 John Camp and Sharle L Camp, lien No. 178812905 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7216, Building Number 8B, Unit Week Number 4B in that property on which is located four (4) one-story buildings containing two (2) one-level townhouses units per building which are designated, respectively as Building No. 5, Units 7209 and 7210; Building No. 6, Units 7211 and 7212; Building No. 7, Units 7213 and 7214; and Building No. 8, Units 7215 and 7216 as per plat recorded on June 7, 1988, in Plat Sheet No. 325 under Reception No. 156199, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain First Supplementa Declaration to Supplemental Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156200, Book 219, Page 33-38, in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration)

Total: Unpaid Assessments & Costs: \$3,244.94 Attorneys Fees: \$1,000.00

Total: \$4.244.94

Amos R Walton and Dolce Walton, lien No. 178812988 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7216, Building Number 8B, Unit Week Number 30 in that property on which is located four (4) one-story buildings containing two (2) one-level townhouses units per building which are designated, respectively as Building No. 5, Units 7209 and 7210; Building No. 6, Units 7211 and 7212; Building No. 7, Units 7213 and 7214; and Building No. 8, Units 7215 and 7216 as per plat recorded on June 7, 1988, in Plat Sheet No. ing No. 8, Units 7215 and 7216 as per plat recorded on June 7, 1988, in Plat Sheet No. 325 under Reception 325 under Reception No. 156199, in the Office of the

County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Interval Ownership for Ptarmigan Town-houses recorded on June 7, 1988, under Reception No. 156200, Book 219, Page 33-38, in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration).

Total: Unpaid Assessments & Costs: \$3,743.97 Attorneys Fees: \$1,000.00 Total: \$4,743.97

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY, COLORADO Court Address: 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30183 PLAINTIFF: PTARMIGAN PROPERTY OWNERS ASSOCIATION INC.

DEFENDANT(S): ABEL PINTO, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Second Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156203, Book 219, Page 43-48, in the Office of the County Clerk and Recorder for Archuleta County, Colorado.

Under a Judgment and Decree of Foreclosure entered August 4, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): Abel Pinto, Gerald Ripple, Barbara Ripple. Hayes & Hayes Investments, The Golden Grill LLC, Gerard Vidale, Alden W Sprueill, Olive M Sprueill, Wendy P Kramer, John T Benson and David Monroe Evidence of Debt: Second Supplemental Declaration to Declaration of Protective Covenants and Interval Own-

ership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156203, Book 219, Page 43-48, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. Current Holder of evidence of debt secured by the Declaration: Ptarmigan Property Owners Association, Inc.
Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of

attorneys' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Ptarmigan Property

Owners Association, Inc. Debt: Timeshare Owner's Assessments due to Associa tion in the amount of Abel Pinto \$4244.94

Gerald Ripple and Barbara Ripple \$4012.45 Hayes & Hayes Investments \$4350.11 The Golden Grill LLC \$4761.23 Gerard Vidale \$4350.11
Alden W Sprueill and Olive M Sprueill \$7402.59 Wendy P Kramer \$4910.18

John T Benson \$5831.30

David Monroe \$4749.03

Amount of Judgment Entered on August 4, 2016: See attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare nterest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Gode, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the

same and declared the same immediately fully due and NOTICE OF FORECLOSURE SALE OF TIMESHARE

<u>INTEREST</u>
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as

provided by law. First Publication: [10/13/16] Last Publication: [11/10/16]

Name of Publication: [Pagosa Springs Sun]
NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP. ERTY BEING FORECLOSED. OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-

38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

IF THE SALE DATE IS CONTINUED TO A LATER DATE. THE DEADLINE TO FILE A NOTICE OF IN-

TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-

NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A FIRSTLIEN YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2. YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE

1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS. The name, address, and business telephone number

CONSUMER FINANCIAL PROTECTION BUREAU

of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903.
Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attor-

ney concerning your rights in relation to this foreclosure INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT This Sheriff's Notice of Sale is signed September 8,

Archuleta County, Colorado Archuleta County, S. By: /s/ Tonya Hamilton
Exhibit A

Tonya Hamilton, Undersheriff,

Detail Listing of Judgment Calculations As of August 4, 2016

Defendant/Property Matter Amount
Abel Pinto, lien No. 178820601 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7219, Building Number 10B, Unit Week Number 14B in that property on which is located three(3)one-story buildings containing two(2)one-level townhouse units per building which are designated, respectively, as Building No. 9, Units 7217 and 7218; Building No. 10, Units 7219 and 7220; and Building No. 11, Units 7221 and 7222 as per plat recorded on June 7, 1988, in Plat Sheet No. 326 under Reception No. 156202, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain Second Supplementa Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156203, Book 219 Page 43-48. in the Office of the County Clerk and Recorder for Archuleta County, Color

Unpaid Assessments & Costs: \$3,244.94 Attorneys Fees: \$1,000.00 Total: \$4,244.94

Gerald Ripple and Barbara Ripple, lien No. 178820783

filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7220, Building Number 10B, Unit Week Number 41B in that property on which is located three(3) one-story buildings containing two(2)one-level town-house units per building which are designated, respectively, as Building No. 9, Units 7217 and 7218; Building No. 10, Units 7219 and 7220; and Building No. 11, Units 7221 and 7222 as per plat recorded on June 7, 1988, in Plat Sheet No. 326 under Reception No. 156202, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain Second Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156203, Book 219, Page 43-48, in the Office of the County Clerk and Recorder for Archuleta County

Unnaid Assessments & Costs: \$3,012.45 Attorneys Fees: \$1,000.00

Total: \$4,012.45 Hayes & Hayes Investments LLC, lien No. 178820841 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit 7219, Building Number 10B, Unit Week Number 27B in that property on which is located three(3) one-story buildings containing two(2)one-level town-house units per building which are designated, respec-tively, as Building No. 9, Units 7217 and 7218; Building No. 10, Units 7219 and 7220; and Building No. 11, Units 7204 and 7322 as per all treased on lura 7 1089; in 7221 and 7222 as per plat recorded on June 7, 1988, in Plat Sheet No. 326 under Reception No. 156202, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain Second supplemental Declaration to Declaration of Protection tive Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156203, Book 219, Page 43-48, in the Office of the County Clerk and Recorder for Archuleta County

Unpaid Assessments & Costs: \$3,350.11

Attorneys Fees: \$1,000.00 Total: \$4,350.11

The Golden Grill LLC, lien No. 178822177 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7219, Building Number 10B, Unit Week Number 11 in that property on which is located three(3)one-story buildings containing two(2)one-level townhouse units per building which are designated, respectively, as Building No. 9, Units 7217 and 7218; Building No. 10, Units 7219 and 7220; and Building No. 11, Units 7221 and 7222 as per plat recorded on June 7, 1988, in Plat Sheet No. 326 under Reception No. 156202, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain Second Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156203, Book 219, Page 43-48, in the Office of the County Clerk and Recorder for Archuleta County Colorado

Unpaid Assessments & Costs: \$3,761.23 Attorneys Fees: \$1,000.00

Total: \$4,761.23
Gerard Vidale, lien No. 178822268 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7220 Building Number 10B Unit Week Number 7B in that property on which is located three(3)one-story buildings containing two(2)one-level townhouse units per build ing which are designated, respectively, as Building No. 9, Units 7217 and 7218; Building No. 10, Units 7219 and 7220; and Building No. 11, Units 7221 and 7222 as per plat recorded on June 7, 1988, in Plat Sheet No. 326 under Reception No. 156202, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain Second Supplementa Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156203, Book 219. Page 43-48, in the Office of the County Clerk and Recorder for Archuleta County, Colorado Unpaid Assessments & Costs: \$3,350.11

rneys Fees: \$1,000.00 Total: \$4,350.11

Alden W Sprueill and Olive M Sprueill, lien No. 178824157 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7222, Building Number 11B, Unit Week Number 26B in that property on which is located week Number 268 in that properly of which is located three(3) one-story buildings containing two(2) one-level townhouse units per building which are designated, respectively, as Building No. 9, Units 7217 and 7218; Building No. 10, Units 7219 and 7220; and Building No. 11, Units 7221 and 7222 as per plat recorded on June 7, 1988, in Plat Sheet No. 326 under Reception No. 156202, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain Second Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptar migan Townhouses recorded on June 7, 1988, under Reception No. 156203, Book 219, Page 43-48, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. Unpaid Assessments & Costs: \$6,402.59

Attorneys Fees: \$1,000.00 Total: \$7,402.59 Wendy P Kramer, lien No. 178902227 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7222, Building Number 11B, Unit Week Number 40 in that property on which is located three(3)one-story buildings containing two(2)one-level townhouse units per buildcontaining two(2)one-level townnouse units per building which are designated, respectively, as Building No. 9, Units 7217 and 7218; Building No. 10, Units 7219 and 7220; and Building No. 11, Units 7221 and 7222 as per plat recorded on June 7, 1988, in Plat Sheet No. 326 under Recention No. 156202 in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain Second Supplementa Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156203, Book

Recorder for Archuleta County, Colorado Unpaid Assessments & Costs: \$3,910.18 Attorneys Fees: \$1,000.00

Total: \$4.910.18 John T Benson, lien No. 179102652 filed in Archuleta County, CO on 9/18/2015, against the following de scribed "Timeshare Property" to wit: Unit Number 7222, Building Number 11B, Unit Week Number 48 in that property on which is located three(3)one-story buildings containing two(2)one-level townhouse units per build ing which are designated, respectively, as Building No 9, Units 7217 and 7218; Building No. 10, Units 7219 and 7220; and Building No. 11, Units 7221 and 7222 as per plat recorded on June 7, 1988, in Plat Sheet No. 326 under Reception No. 156202, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain Second Supplementa Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156203, Book

219, Page 43-48, in the Office of the County Clerk and

Recorder for Archuleta County, Colorado. Unpaid Assessments & Costs: \$4,831.30 Attorneys Fees: \$1,000.00

Total: \$5,831.30
David Monroe, lien No. 178815981 filed in Archuleta County, CO on 9/18/2015, against the following de scribed "Timeshare Property" to wit: Unit Number 7217 Building Number 9B. Unit Week Number 39B in that property on which is located three(3)one-story buildings containing two(2)one-level townhouse units per building which are designated, respectively, as Building No. 9, Units 7217 and 7218; Building No. 10, Units 7219 and 7220; and Building No. 11, Units 7221 and 7222 as per plat recorded on June 7, 1988, in Plat Sheet No. 326 under Reception No. 156202, in the Office of the County Clerk and Recorder for Archuleta County, Colo rado, and subject to that certain Second Supplementa Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156203, Book 219, Page 43-48, in the Office of the County Clerk and Recorder for Archuleta County, Colorado Total: Unpaid Assessments & Costs: \$3,749.03

Attorneys Fees: \$1,000.00 Total: \$4,749.03 Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY, COLORADO Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30184 PLAINTIFF PTARMIGAN PROPERTY OWNERS ASSOCIATION INC.

DEFENDANT(S): PERRY C DORRELL, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Second

Supplemental Declaration to Declaration of Protec-

tive Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156203, Book 219, Page 43-48, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. Under a Judgment and Decree of Foreclosure entered August 4, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows

See Exhibit "A" attached hereto and made apart hereof Owner(s): Glenda Van Cleave, A Dwayne Miller, Mary Jo T Miller, Amy Christine Prestera, Noe Perez and Mary G Perez Evidence of Debt: Second Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156203, Book 219, Page

43-48, in the Office of the County Clerk and Reco

for Archuleta County, Colorado Current Holder of evidence of debt secured by the Declaration: Ptarmigan Property Owners Association, Inc.
Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of

attorneys' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104 6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Ptarmigan Property

Owners Association, Inc. Debt: Timeshare Owner's Assessments due to Association in the amount of Glenda Van Cleave \$14721.70

A Dwayne Miller and Mary Jo T Miller \$3923.53 Amy Christine Prestera \$4749.03 Noe Perez and Mary G Perez \$5886.86 Amount of Judgment Entered on June 18, 2015: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the

same and declared the same immediately fully due and NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10:00 o'clock A.M., on Wednesday, December

7, 2016, in the Office of the Archuleta County Sheriff Civil Division, 449 San Juan Street, Pagosa Springs Colorado, sell to the highest and best bidder for cash the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law. First Publication: [10/13/16]

Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun] NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY 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 RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO

A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO

CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE

THE LIEN BEING FORECLOSED MAY NOT BE A YOU BELIEVE THAT A LENDER OR SERVICER

HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT This Sheriff's Notice of Sale is signed September 8,

Tonya Hamilton, Undersheriff, Archuleta County, Colorado

By: /s/ Tonya Hamilton Exhibit A

Detail Listing of Judgment Calculations As of June 18, 2015 Defendant/Property Matter Amount Glenda Van Cleave, lien No. 178816534 filed in

Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7217, Building Number 9B, Unit Week Number 19 in that property on which is located three(3)one-story buildings containing two(2)one-level townhouse units per building which are designated, respectively, as Building No. 9, Units 7217 and 7218; Building No. 10, Units 7219 and 7220; and Building No. 11, Units 7221 and 7222 as per plat recorded on June 7, 1988, in Pla Sheet No. 326 under Reception No. 156202, in the Of fice of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain Second Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigar Townhouses recorded on June 7, 1988, under Reception No. 156203, Book 219, Page 43-48, in the Office of the County Clerk and Recorder for Archuleta County

Unpaid Assessments & Costs: \$13,721.70

Colorado.

Total: \$14,721.70 A Dwayne Miller and Mary Jo T Miller, lien No. 178816591 filed in Archuleta County, CO on 9/18/2015 against the following described "Timeshare Property' to wit: Unit Number 7217, Building Number 9B, Uni Week Number 47B in that property on which is located three(3)one-story buildings containing two(2)one-leve townhouse units per building which are designated respectively, as Building No. 9, Units 7217 and 7218; Building No. 10, Units 7219 and 7220; and Building No. 11, Units 7221 and 7222 as per plat recorded on June 7, 1988, in Plat Sheet No. 326 under Reception No. 156202, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain Second Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptar migan Townhouses recorded on June 7, 1988, under Reception No. 156203, Book 219, Page 43-48, in the Office of the County Clerk and Recorder for Archuleta

County, Colorado. Unpaid Assessments & Costs: \$2,923.53

Attorneys Fees: \$1,000.00 Total: \$3.923.53 Amy Christine Prestera, lien No. 178824066 filed in Archuleta County, CO on 9/18/2015, against the fol lowing described "Timeshare Property" to wit: Unit Number 7218, Building Number 9B, Unit Week Number 12B in that property on which is located three(3)one story buildings containing two(2)one-level townhouse units per building which are designated, respectively, as Building No. 9, Units 7217 and 7218; Building No. 10, Units 7219 and 7220; and Building No. 11, Units 7221 and 7222 as per plat recorded on June 7, 1988, ir Plat Sheet No. 326 under Reception No. 156202, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain Second Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigar Townhouses recorded on June 7, 1988, under Recep tion No. 156203, Book 219, Page 43-48, in the Office of the County Clerk and Recorder for Archuleta County

Unpaid Assessments & Costs: \$3,749.03 Attorneys Fees: \$1,000.00

Noe Perez and Mary G Perez, lien No. 179023858 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7218, Building Number 9B, Unit Week Number 22 in that property on which is located three(3)onestory buildings containing two(2)one-level townhouse units per building which are designated, respectively as Building No. 9, Units 7217 and 7218; Building No. 10, Units 7219 and 7220; and Building No. 11, Units 7221 and 7222 as per plat recorded on June 7, 1988, in Plat Sheet No. 326 under Reception No. 156202, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain Second Supplemental Declaration to Declaration of Protecive Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Recep tion No. 156203, Book 219, Page 43-48, in the Office of the County Clerk and Recorder for Archuleta County

Unnaid Assessments & Costs: \$4,886.86 Attorneys Fees: \$1,000.00 Total: \$5,886.86 Published October 13, 20, 27, November 3 and 10, 2016

CIRCUIT COURT, ARCHULETA COUNTY, COLORADO Court Address: 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30185 PTARMIGAN PROPERTY OWNERS

in The Pagosa Springs SUN.

DEFENDANT(S): CHRISTIE A REED, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Third Supplemental Declaration to Declaration of Protect tive Covenants and Interval Ownership for Ptarmigan Townhouses recorded on November 2, 1988, unde Reception No. 159242, in Record Book 233, Page 171 and rerecorded on November 21, 1988, under Reception No. 0159517 in Record Book 234, Page 283, in the office of the County Clerk and Recorder for Archuleta County, Colorado.

Under a Judgment and Decree of Foreclosure entered August 4, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): Christie A Reed, NHP Global Services LLC, Mario Quevedo, Sandy Quevedo, Francis T McHenry Bessie H McHenry, Marion Stillman LLC, Charles Ban-yard, Nathan A Hunt, Martha E Hunt, Betsy C Pugh, Bobby L Pugh, Sunny Brook Getaways LLC, and Anita

Evidence of Debt: Third Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on November 2, 1988, under Reception No. 159242, in Record Book 233, Page 171 and rerecorded on November 21, 1988, under Reception No. 0159517 in Record Book 234, Page 283, in the office of the County Clerk and Recorder for Archuleta County, Colorado,

Current Holder of evidence of debt secured by the Declaration: Ptarmigan Property Owners Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Ptarmigan Property Owners Association, Inc. Debt: Timeshare Owner's Assessments due to Associa-

tion in the amount of Christie A Reed \$9860.86 NHP Global Services LLC \$4350.11 Mario Quevedo and Sandy Quevedo \$4276.26 Francis T McHenry and Bessie H McHenry \$10693.16 Marion Stillman LLC \$4350.11

Charles Banyard \$4749 03 Nathan A Hunt and Martha E Hunt \$18588.80 Betsy C Pugh and Bobby L Pugh \$14585.95 Sunny Brook Getaways LLC \$4350.11

Anita A Larson \$4749.03 Amount of Judgment Entered on August 4, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the nurnose of paying the judgment amount entered herein, and wil deliver to the purchaser a Certificate of Purchase, all as

[10/13/16] First Publication: Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO. A NOTICE OF INTENT TO CURE PURSUANT TO §38-

38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.

A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

FIRST LIEN. IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN \$38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

PROCESS. The name, address, and business telephone numbe of each of the attorneys representing the holder of the evidence of debt are as follows

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Bogers Ave. Suite B. Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attor ney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado. 81147

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT

This Sheriff's Notice of Sale is signed September 8, 2016.

Tonya Hamilton, Undersheriff, Archuleta County, Colorado By: /s/ Tonya Hamilton Exhibit A

Detail Listing of Judgment Calculations As of August 4, 2016

Defendant/Property Matter Amount Christie A Reed, lien No. 178901278 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7223, Building Number 12B, Unit Week Number 17B in that property on which is located three(3)one-story buildings containing two(2)one-level townhouse units per build ing which are designated, respectively, as Building No. 12, Units 7223 and 7224; Building No. 13, Units 7225 and 7226; and Building No. 14, Units 7227 and 7228 as per plat recorded on November 3, 1988, in Plat Map 327 under Reception No. 159241, in the Office of the County Clerk and Recorder for Archuleta County Colorado, and further subject to that certain Third Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan vnhouses recorded on November 2, 1988, und Reception No. 159242, in Record Book 233, Page 171 and rerecorded on November 21, 1988, under Reception No. 0159517 in Record Book 234, Page 283, in the Office of the County Clerk and Recorder for Archuleta

County, Colorado. Unpaid Assessments & Costs: \$8,860.86 Attorneys Fees: \$1,000.00

Total: \$9,860.86 NHP Global Services LLC, lien No. 178901880 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7223, Building Number 12B, Unit Week Number 41B in that property on which is located three(3)one-story buildings containing two(2)one-level townhouse units

per building which are designated, respectively, as Building No. 12, Units 7223 and 7224; Building No. 13, Units 7225 and 7226; and Building No. 14, Units 7227 and 7228 as per plat recorded on November 3, 1988, in Plat Map No. 327 under Reception No. 159241, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and further subject to that certain Third Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on November 2, 1988, under Reception No. 159242, in Record Book 233, Page 171 and rerecorded on November 21, 1988, under Reception No. 0159517 in Record Book 234, Page 283, in the Office of the County Clerk and Recorder for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$3,350.11 Attorneys Fees: \$1,000.00

Total: \$4,350.11 Mario Quevedo and Sandy Quevedo, lien No. 178901955 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7224, Building Number 12B, Unit Week Number 20B in that property on which is located three(3)one-story buildings containing two(2)one-level townhouse units per building which are designated, respectively, as Building No. 12, Units 7223 and 7224; Building No. 13, Units 7225 and 7226; and Building No. 14, Units 7227 and 7228 as per plat recorded on Nonber 3, 1988, in Plat Map No. 327 under Reception No. 159241, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and further subject to that certain Third Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on November 2, 1988, under Reception No. 159242, in Record Book 233, Page 171 and rerecorded on November 21 1988, under Reception No. 0159517 in Record Book 234, Page 283, in the Office of the County Clerk and Recorder for Archuleta County, Colorado Unpaid Assessments & Costs: \$3,276.26

Attorneys Fees: \$1,000.00

Francis T McHenry and Bessie H McHenry, lien No. 178905600 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7223, Building Number 12B, Unit Week Number 42 in that property on which is located three(3)one-story buildings containing two(2)one-level townhouse units per building which are designated, respectively, as Building No. 12, Units 7223 and 7224; Building No. 13, Units 7225 and 7226; and Building No. 14, Units 7227 and 7228 as per plat recorded on November 3, 1988, in Plat Map No. 327 under Reception No. 159241, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and further subject to that certain Third Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on November 2, 1988, under Reception No. 159242, in Record Book 233, Page 171 and rerecorded on November 21, 1988, under Reception No. 0159517 in Record Book 234, Page 283, in the Office of the County Clerk and Recorder for Archuleta County, Colorado

Unpaid Assessments & Costs: \$9,693.16 Attorneys Fees: \$1,000.00

Total: \$10 693 16 Marion Stillman LLC, lien No. 179023924 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7224, Building Number 12B, Unit Week Number 35B in that property on which is located three(3)one-story buildings containing two(2)one-level townhouse units per building which are designated, respectively, as Building No. 12, Units 7223 and 7224; Building No. 13, Units 7225 and 7226; and Building No. 14, Units 7227 and 7228 as per plat recorded on November 3, 1988, in Plat Map No. 327 under Reception No. 159241, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and further subject to that certain Third Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on November 2, 1988, under Reception No. 159242, in Record Book 233, Page 171 and rerecorded on November 21, 1988, under Reception No. 0159517 in Record Book 234, Page 283, in the Office of the County Clerk and Recorder for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$3,350.11 Attorneys Fees: \$1,000.00 Total: \$4,350.11

Charles Banyard, lien No. 178902862 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7226 Building Number 13B, Unit Week Number 7B in that property on which is located three(3)one-story buildings containing two(2)one-level townhouse units per building which are designated, respectively, as Building No. 12, Units 7223 and 7224; Building No. 13, Units 7225 and 7226; and Building No. 14, Units 7227 and 7228 as per plat recorded on November 3, 1988, in Plat Map No. 327 under Reception No. 159241, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and further subject to that certain Third Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on November 2, 1988, under Reception No. 159242, in Record Book 233, Page 171 and rerecorded on November 21, 1988, under Reception No. 0159517 in Record Book 234, Page 283, in the Office of the County Clerk and Recorder for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$3,749.03 Attorneys Fees: \$1,000.00

Total: \$4 749 03 Nathan A Hunt and Martha E Hunt, lien No. 178903175 following described "Timeshare Property" Number 7226, Building Number 13B, Unit Week Number 17B in that property on which is located three(3) one-story buildings containing two(2)one-level townhouse units per building which are designated, respec-tively, as Building No. 12, Units 7223 and 7224; Building No. 13, Units 7225 and 7226; and Building No. 14, Units 7227 and 7228 as per plat recorded on Novem ber 3, 1988, in Plat Map No. 327 under Reception No. 159241, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and further subject to that certain Third Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on November 2, 1988, under Reception No. 159242, in Record Book 233, Page 171 and rerecorded on November 21, 1988, under Reception No. 0159517 in Record Book 234. Page 283, in the Office of the County Clerk and Recorder for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$17,588.80 Attorneys Fees: \$1,000.00

Total: \$18,588.80 Betsy C Pugh and Bobby L Pugh, lien No. 178903407 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7225, Building Number 13B, Unit Week Number 37 in that property on which is located three(3)onestory buildings containing two(2)one-level townhouse units per building which are designated, respectively, as Building No. 12, Units 7223 and 7224; Building No. 13, Units 7225 and 7226; and Building No. 14, Units 7227 and 7228 as per plat recorded on November 3, 1988, in Plat Map No. 327 under Reception No. 159241, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and further subject to that certain Third Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on November 2, 1988, under Reception No. 159242, in Record Book 233, Page 171 and rerecorded on November 21, 1988, under Reception No. 0159517 in Record Book 234, Page 283, in the Office of the County Clerk and Recorder for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$13,585.95 Attorneys Fees: \$1,000.00

Sunny Brook Getaways LLC, lien No. 178903431 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7226, Building Number 13B, Unit Week Number 18B in that property on which is located three(3) one-story buildings containing two(2)one-level townhouse units per building which are designated, respectively, as Building No. 12, Units 7223 and 7224; Building No. 13, Units 7225 and 7226; and Building No. 14, Units 7227 and 7228 as per plat recorded on Novem ber 3, 1988, in Plat Map No. 327 under Reception No. 159241, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and further subject to that certain Third Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on November 2, 1988, under Reception No. 159242, in Record Book 233. Page 171 and rerecorded on November 21, 1988. under Reception No. 0159517 in Record Book 234, Page 283, in the Office of the County Clerk and Recorder for Archuleta County, Colorado Unpaid Assessments & Costs: \$3,350.11

Attorneys Fees: \$1,000.00

Total: \$4,350.11 Anita A Larson, lien No. 178903902 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7225, Building Number 13B, Unit Week Number 11B in that property on which is located three(3)one-story building containing two(2)one-level townhouse units per building which are designated, respectively, as Building No. 12, Units 7223 and 7224; Building No. 13, Units 7225 and 7226; and Building No. 14, Units 7227 and 7228 as per plat recorded on November 3, 1988, in Plat Map No. 327 under Reception No. 159241, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and further subject to that certain Third Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on November 2, 1988, under Reception No. 159242, in Record Book 233, Page 171 and rerecorded on November 21, 1988, under Reception No. 0159517 in Record Book 234, Page 283, in the

Office of the County Clerk and Recorder for Archuleta County, Colorado. Total: Unpaid Assessments & Costs: \$3,749.03 Attorneys Fees: \$1,000.00 Total: \$4,749.03 Published October 13, 20, 27, November 3 and 10, 2016

Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30186 PTARMIGAN PROPERTY OWNERS ASSOCIATION INC.

CIRCUIT COURT, ARCHULETA COUNTY,

in The Pagosa Springs SUN.

COLORADO

DEFENDANT(S): TIMESHARE TRADE-INS LLC, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Third Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigar Townhouses recorded on November 2, 1988, under Reception No. 159242 in Record Book 233 Page 171 erecorded on November 21, 1988, under Reception No. 0159517 in Record Book 234, Page 283, in the office of the County Clerk and Recorder for Archuleta County, Colorado; and the Fourth Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded May 22, 1991, Reception No. 179511, Book 331, Page 164 in the Office of the County Clerk and Recorder for Archuleta County, Colorado.

Under a Judgment and Decree of Foreclosure entered August 4, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): Timeshare Trade-Ins LLC, Lynn Severson Baker, Dennis H Lvtle, Jane G Lvtle, Bruce R Brown Sharyll S Brown, Richard E Barton, Lois E Barton Rupert R Thomas, Kayla D Thomas, TVC Inc., Doris J Kirkland, James H Kirkland, Arturo Lovato, Anna M Aragon, and La Verna H Ketter

Evidence of Debt: Third Supplemental Declaration to

Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on November 2 1988 under Reception No. 159242 in Record Book 233, Page 171 and rerecorded on November 21 1988, under Reception No. 0159517 in Record Book 234, Page 283, in the office of the County Clerk and Re corder for Archuleta County, Colorado; and the Fourth Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded May 22, 1991, Reception No. 179511, Book 331, Page 164 in the Office of the County Clerk and Recorder for Archuleta County, Colorado. Current Holder of evidence of debt secured by the Decation: Ptarmigan Property Owners Association, Inc.

Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attornevs' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903

Ptarmigan Association Assessments Due to: Property Owners Association, Inc. Debt: Timeshare Owner's Assessments due to Association in the amount of Timeshare Trade-Ins LLC \$7207.17

Lynn Severson Baker \$4692.66 Dennis H Lytle and Jane G Lytle \$6073.45 Bruce R Brown and Sharvll S Brown \$8416.25 Richard E Barton and Lois E Barton \$4350.11 Rupert R Thomas and Kayla D Thomas \$4749.03 TVC Inc. \$8460.25 Doris J Kirkland and James H Kirkland \$7207.17 Arturo Lovato and Anna M Aragon \$4076.82

La Verna H Ketter \$10643.16 Amount of Judgment Entered on August 4, 2016: See attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare

nterest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act

THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION. The covenants of said Declaration have been violated

as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has acce same and declared the same immediately fully due and NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado,

sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as

provided by law. First Publication: [10/13/16] Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP ERTY BEING FORECLOSED OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE. THE DEADLINE TO FILE A NOTICE OF IN-

TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-

NESS DAYS AFTER THE SALE.
THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

The name, address, and business telephone numbe of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY

INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. This Sheriff's Notice of Sale is signed September 8,

Tonya Hamilton, Undersheriff, Archuleta County, Colorado By: /s/ Tonya Hamilton

Exhibit A Detail Listing of Judgment Calculations As of August 4, 2016

Defendant/Property Matter Amount
Timeshare Trade-Ins LLC, lien No. 178904199 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Numbe 7225, Building Number 13B, Unit Week Number 10 in that property on which is located three(3)one-story buildings containing two(2)one-level townhouse units per building which are designated, respectively, as ilding No. 12, Units 7223 and 7224; Building No. 13, Units 7225 and 7226; and Building No. 14, Units 7227 and 7228 as per plat recorded on November 3, 1988, in Plat Map No. 327 under Reception No. 159241, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and further subject to that certain Third Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on November 2, 1988 under Reception No. 159242, in Record Book 233,

Page 171 and rerecorded on November 21, 1988, under Reception No. 0159517 in Record Book 234, Page 283, in the Office of the County Clerk and Recorder for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$6,207.17 Attorneys Fees: \$1,000.00

Lynn Severson Baker, lien No. 178907358 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7226, Building Number 13B, Unit Week Number 51B in that property on which is located three(3)one-story buildings containing two(2)one-level townhouse units per building which are designated, respectively, as Building No. 12, Units 7223 and 7224; Building No. 13, Units 7225 and 7226; and Building No. 14, Units 7227 and 7228 as per plat recorded on November 3, 1988, in Plat Map No. 327 under Reception No. 159241, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and further subject to that certain Third Supplemental Declaration to Declaration of Pro tective Covenants and Interval Ownership for Ptai migan Townhouses recorded on November 2, 1988. under Reception No. 159242, in Record Book 233, Page 171 and rerecorded on November 21, 1988, under Reception No. 0159517 in Record Book 234. Page 283, in the Office of the County Clerk and Recorder for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$3,692.66 Attorneys Fees: \$1,000.00 Total: \$4.692.66

Dennis H Lytle and Jane G Lytle, lien No. 178904975 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7227, Building Number 14B, Unit Week Number 41B in that property on which is located three(3) one-story buildings containing two(2)one-level townhouse units per building which are designated, respectively, as Building No. 12, Units 7223 and 7224; Building No. 13, Units 7225 and 7226; and Building No. 14, Units 7227 and 7228 as per plat recorded on November 3, 1988, in Plat Map No. 327 under Reception No. 159241, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and further subject to that certain Third Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on November 2 1988, under Reception No. 159242, in Record Book 233, Page 171 and rerecorded on November 21, 1988, under Reception No. 0159517 in Record Book 234, Page 283, in the Office of the County Clerk and Re corder for Archuleta County, Colorado Unpaid Assessments & Costs: \$5.073.45

Attorneys Fees: \$1,000.00

Total: \$6,073.45 Bruce R Brown and Sharyll S Brown, lien No 178905204 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7228, Building Number 14B, Unit Week Number 42 in that property on which is located three(3)one-story buildings containing two(2)one-level townhouse units per building which are designated, respectively, as Building No. 12, Units 7223 and 7224 Building No. 13, Units 7225 and 7226; and Building No. 14. Units 7227 and 7228 as per plat recorded on November 3, 1988, in Plat Map No. 327 under Reception No. 159241, in the Office of the County Clerk and Re corder for Archuleta County, Colorado, and further subject to that certain Third Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on November 2, 1988, under Reception No. 159242, in Record Book 233, Page 171 and rerecorded on November 21. 1988, under Reception No. 0159517 in Record Book 234, Page 283, in the Office of the County Clerk and Recorder for Archuleta County, Colorado

Unpaid Assessments & Costs: \$7,416.25

Attorneys Fees: \$1,000.00

Total: \$8 416 25 Richard E Barton and Lois E Barton, lien No. 179104179 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7229, Building Number 15B, Unit Week Number 12B in that parcel of land being a portion of Parcel D, Third Replat of South Village Lake, recorded under Reception No. 139304. Plat Filed 314A-C, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, on which is located one building containing two, one level townhouse units designated, respectively, as Building 15, Units 7229 and 7230 described as Ptarmigan Phase V as recorded in Plat File No. 341 under Reception No. 179510 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Fourth Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded May 22, 1991, Reception No. 179511, Book 331, Page 164 in the Office of the County Clerk and Recorder for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$3,350.11 Attorneys Fees: \$1,000.00

Rupert R Thomas and Kayla D Thomas, lien No. 179104310 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7229, Building Number 15B, Unit Week Number 52B in that parcel of land being a portion of Parcel D, Third Replat of South Village Lake, recorded under Reception No. 139304, Plat Filed 314A-C, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, on which is located one building containing two, one level townhouse units designa respectively, as Building 15, Units 7229 and 7230 described as Ptarmigan Phase V as recorded in Plat File No. 341, under Reception No. 179510 in the Office of Colorado and is subject to that Fourth Supplementa Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded May 22, 1991, Reception No. 179511, Book 331, Page 164 in the Office of the County Clerk and Recorder for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$3,749.03 Attorneys Fees: \$1,000.00

Total: \$4,749.03 TVC Inc., lien No. 179104427 filed in Archuleta County CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7230, Building Number 15B, Unit Week Number 37 in that parcel of land being a portion of Parcel D, Third Replat of South Village Lake, recorded under Reception No. 139304, Plat Filed 314A-C, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, on which is located one building containing two, one level town house units designated, respectively, as Building 15. Units 7229 and 7230 described as Ptarmigan Phase as recorded in Plat File No. 341, under Reception No. 179510 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Fourth Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded May 22, 1991, Reception No. 179511, Book 331, Page 164 in the Office of the County Clerk and Recorder for Archuleta County,

Colorado. Unpaid Assessments & Costs: \$7,460.25

Attorneys Fees: \$1,000.00 Total: \$8,460.25 Doris J Kirkland and James H Kirkland, lien No 179104690 filed in Archuleta County, CO on 9/18/2015. against the following described "Timeshare Property' to wit: Unit Number 7230, Building Number 15B, Unit Week Number 3 in that parcel of land being a portion of Parcel D, Third Replat of South Village Lake, recorded under Reception No. 139304, Plat Filed 314A-C, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, on which is located one building containing two, one level townhouse units designated respectively, as Building 15, Units 7229 and 7230 de scribed as Ptarmigan Phase V as recorded in Plat File No. 341, under Reception No. 179510 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Fourth Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded May 22, 1991, Reception No. 179511, Book 331, Page 164 in the Office of the County Clerk and

Unpaid Assessments & Costs: \$6,207.17 Attorneys Fees: \$1,000.00 Total: \$7.207.17

Recorder for Archuleta County, Colorado

Arturo Lovato and Anna M Aragon, lien No. 179302401 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7230, Building Number 15B, Unit Week Number 32B in that parcel of land being a portion of Parcel D, Third Replat of South Village Lake, recorded under Reception No. 139304, Plat Filed 314A-C, in the Office of the County Clerk and Recorder, Archuleta County Colorado, on which is located one building containing two, one level townhouse units designated, respetively, as Building 15, Units 7229 and 7230 described as Ptarmigan Phase V as recorded in Plat File No. 341. under Reception No. 179510 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Fourth Supplemental Declara-tion to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded May 22, 1991, Reception No. 179511, Book 331, Page 164 in the Office of the County Clerk and Recorder for Archuleta County, Colorado.
Total: Unpaid Assessments & Costs: \$3,076.82

Attorneys Fees: \$1,000.00

Total: \$4.076.82

La Verna H Ketter, lien No. 179302617 filed in Archuleta County, CO on 9/18/2015, against the following described "Timeshare Property" to wit: Unit Number 7230, Building Number 15B, Unit Week Number 49 in that parcel of land being a portion of Parcel D, Third Replat of South Village Lake, recorded under Reception No. 139304. Plat Filed 314A-C. in the Office of the County Clerk and Recorder, Archuleta County, Colorado, on which is located one building containing two, one level townhouse units designated, respectively, as Building 15, Units 7229 and 7230 described as Ptarmigan

Phase V as recorded in Plat File No. 341, under Recep tion No. 179510 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Fourth Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded May 22, 1991, Reception No. 179511, Book 331, Page 164 in the Office of the County Clerk and Recorder for Archuleta County

Total: Unpaid Assessments & Costs: \$9,643.16 Attorneys Fees: \$1,000.00 Total: \$10,643.16

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY, COLORADO Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30187 PLAINTIFF:

TEAL LANDING VACATION OWNER'S ASSOCIA-TION, INC.

DEFENDANT(S): ADA M WOOD TRUST DATED JULY 14, 1993, ADA M

WOOD, SELENA A BOOK AND DAVID R RIORDAN, TRUSTEES, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF

TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number

20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condo minium recorded at Reception Number 20102923 and any future supplemental Plats or Declarations thereto all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado, Under a Judgment and Decree of Foreclosure entered August 4, 2016, in the above entitled action, I am or

dered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows See Exhibit "A" attached hereto and made apart hereo Owner(s): Ada M Wood Trust dated July 14, 1993, Ada M Wood, Selena A Book and David R Riordan, Trustees, Norma H Linderholm, Clyde S Linderholm, John J Collins, Barbara J Collins, Jeremy Massouras, Doreer Kingston Massouras, Lawrence Davis, DSP Consulting Services LLC, Thomas D Stanford, Sunshine Clearing Service LLC, Terence A White, Sonia White, Timothy Scott Neilly, William J Fletcher, Regina F Fletcher, Daniel Small, Alix Small, Michael Omalley and Timeshare

Evidence of Debt: Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Current Holder of evidence of debt secured by the Declaration: Teal Landing Vacation Owner's Associa

Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there in described including, but not limited to, the payment of attorneys' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104

6804 Rogers Ave. Suite B. Ft. Smith, Arkansas 72903 Association Assessments Due to: Teal Landing Vacation Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Associa tion in the amount of Ada M Wood Trust dated July 14, 1993, Ada M Wood,

Selena A Book and David R Riordan, Trustees \$2350.07 Norma H Linderholm and Clyde S Linderholm \$2242.35 John J Collins and Barbara J Collins \$2330.18 Jeremy Massouras and Doreen Kingston Massouras \$3327.20 vrence Davis \$4285.34

DSP Consulting Services LLC \$4891.71 Thomas D Stanford \$3263.25 Sunshine Clearing Service LLC \$2014.23 Terence A White and Sonia White \$2652.21 Timothy Scott Neilly \$1778.06 William J Fletcher and Regina F Fletcher \$2121.83

Daniel Small and Alix Small \$2606.60

Timeshare Trade-Ins LLC \$2581.29

Michael Omalley \$1762.92

Amount of Judgment Entered on August 4, 2016: See attached Exhibit "A' Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act
THE PROPERTY TO BE SOLD AND DESCRIBED

HEREIN IS ALL OF THE PROPERTY CURRENTLY

ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will at 10 o'clock A.M. on Wednesday December 7, 2016 in the Office of the Archuleta County Sheriff, Civil Divi sion, 449 San Juan Street, Pagosa Springs, Colorado sell to the highest and best bidder for cash, the said rea property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will ver to the purchaser a Certificate of Purchase, all as

provided by law. First Publication: [10/13/16] Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-

38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOF TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.

A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2 YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A

COMPLAINT WILL NOT STOP THE FORECLOSURE The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attor ney concerning your rights in relation to this foreclosure proceeding.

INTENT TO CURE OR REDEEM, as provided by the

aforementioned laws, must be directed to or conduc at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

This Sheriff's Notice of Sale is signed September 8 2016 Tonva Hamilton, Undersheriff, Archuleta County, Colorado

> **Detail Listing of Judgment Calculations** As of August 4, 2016

Defendant/Property Matter Amount Ada M Wood Trust dated 7/14/1993, Ada M Wood, Selena A book and David R Riordan, Trustees, lien No 170106181 filed in Archuleta County, CO on 9/22/2015,

Exhibit A

■ See Public Notices B9

By: /s/ Tonya Hamilton

ASSOCIATION INC.

■ Continued from B8

against the following described "Timeshare Property" to wit: Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126, in Teal Landing Condomin ium, Phase One-As Built Building 11 as depicted on the Plat recorded at Reception Number 20102922, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$1,350.07

Attorneys Fees: \$1,000.00 Total: \$2,350.07

Norma H Linderholm, Clyde S Linderholm, lien No 170106892 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126, in Teal Landing Condominium, Phase One-As Built Building 11 as depicted on the Plat recorded at Reception Number 20102922 subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580. First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$1,242.35

Attorneys Fees: \$1,000.00 Total: \$2,242.35

J Collins and Barbara J Collins, lien No 170114417 filed in Archuleta County, CO on 9/22/2015 against the following described "Timeshare Property" to wit: Unit Numbers 1211, 1212, 1213, 1214, 1215, 1216, 1221, 1224, 1225 and 1226, in Teal Landing Condominium, Phase Two-As Built Building 12 as depicted on the Plat recorded at Reception Number 20105650 subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Con-dominium for Teal Landing Condominium recorded as Reception Number 20104161, and First Supplementa Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado

Unpaid Assessments & Costs: \$1,330.18 Attorneys Fees: \$1,000.00 Total: \$2,330.18

Jeremy Massouras and Doreen Kingston Massouras lien No. 170202055 filed in Archuleta County, CO on 9/22/2015, against the following described "Timesha Property" to wit: Unit Numbers 1311, 1312, 1313, 1314, 1315, 1316, 1321, 1322, 1323, 1325 and 1326, in Teal Landing Condominium, Phase Three-As Built Building 13 as depicted on the Plat recorded at Reception Number 20106879, subject to the Declaration of Condominium for Teal Landing Condominium ("Declara tion") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.
Unpaid Assessments & Costs: \$2,327.20

Attorneys Fees: \$1,000.00 Total: \$3,327.20

Lawrence Davis, lien No. 170202238 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1311, 1312, 1313, 1314, 1315, 1316, 1321, 1322, 1323, 1325 and 1326, in Teal Landing Condominium, Phase Three-As Built Building 13 as depicted on the Plat recorded at Reception Number 20106879, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Tea Landing Condominium recorded as Reception Number 20106880 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$3,285.34 Attorneys Fees: \$1,000.00

Total: \$4.285.34 Consulting Services LLC, lien No. 170202493 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1311, 1312, 1313, 1314, 1315, 1316, 1321, 1322, 1323, 1325 and 1326, in Teal Landing Condominium, Phase Three-As Built Building 13 as depicted on the Plat recorded at Reception Number 20106879 subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580. First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Tea Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$3,891.71 Attorneys Fees: \$1,000.00

Total: \$4,891.71 Thomas D Stanford, lien No. 170703904 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1311, 1312, 1313, 1314, 1315, 1316, 1321, 1322, 1323, 1325 and 1326, in Teal Landing Condominium Phase Three-As Built Building 13 as depicted on the Plat recorded at Reception Number 20106879, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium re-corded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$2,263.25

Attorneys Fees: \$1,000.00 Total: \$3,263,25

Sunshine Clearing Service LLC, lien No. 170213573 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1411, 1412, 1413, 1415, 1416, 1421, 1422, 1423, 1424, 1425 and 1426, in Teal Landing Condominium, Phase Four-As Built Building 14 as depicted on the Plat recorded at Reception Number 20203146, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any future sup plemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$1,014.23

Attorneys Fees: \$1,000.00 Terence A White and Sonia White, lien No. 170610398 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1411, 1412, 1413, 1415, 1416, 1421, 1422, 1423, 1424, 1425 and 1426, in Teal Landing Condominium, Phase Four-As Built Building 14 as depicted on the Plat recorded at Reception Number 20203146, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$1,652.21

Attornevs Fees: \$1,000.00

Total: \$2,652.21

Timothy Scott Neilly, lien No. 420201436 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1411, 1412, 1413, 1415, 1416, 1421, 1422, 1423, 1424, 1425 and 1426, in Teal Landing Condominium, Phase Four-As Built Building 14 as depicted on the Plat recorded at Reception Number 20203146, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604. Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$778.06 Attorneys Fees: \$1,000.00

Total: \$1.778.06 William J Fletcher and Regina F Fletcher, lien No. 170214985 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1511, 1512, 1513, 1514, 1515, 1516, 1521, 1522, 1523, 1525 and 1526, in Teal Landing Condominium, Phase Five-As Built Building 15 as depicted on the Plat recorded at Reception Number 20204764, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604 econd Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147, and Fourth Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20204765 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado Unpaid Assessments & Costs: \$1,121.83

Total: \$2.121.83

Total: \$2,121.83
Daniel Small and Alix Small, lien No. 170215529 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: Unit Number 7021, Building Number 21, Unit Week Number 45 in Eagle's Loft(Phase III) as recorded in Reception No. 130203 in the Office of the County Clerk and Re corder in and for Archuleta County, Colorado and shall be subject to that Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on July 29, 1983, in Book 200, page 834, Reception No. 117700, and further subject to that Second Supplemental Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on May 30, 1984, under Reception No. 123459, as amended by that First Amendment to Second Supplemental Declaration of Individual and/ or Interval Ownership for Eagle's Loft recorded on July 13, 1984, Reception No. 124494, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado

Unpaid Assessments & Costs: \$1,606.60 Attorneys Fees: \$1,000.00

Total: \$2 606 60 Michael Omalley, lien No. 170215719 filed in Archuleta County, CO on 9/22/2015, against the following de-"Timeshare Property" to wit: Unit Numbers 1511, 1512, 1513, 1514, 1515, 1516, 1521, 1522, 1523, 1525 and 1526, in Teal Landing Condominium, Phase Five-As Built Building 15 as depicted on the Plat recorded at Reception Number 20204764, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147, and Fourth Supplemen tal Declaration of Condominium for Teal Landing Condominium recorded aas Reception Number 20204765 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado Unpaid Assessments & Costs: \$762.92

Attorneys Fees: \$1,000.00

Timeshare Trade-Ins LLC, lien No. 170302830 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1611, 1612, 1613, 1614, 1615, 1616, 1621, 1622, 1623, 1624, 1625 and 1626, in Teal Landing Condominium, Phase Six-As Built Building 16 as depicted on the Plat recorded at Reception Number 20304272, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplemen tal Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880. First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Number 20203147, Fourth Supplemental Declaration recorded as Reception Number 20204765, Fifth Supplemental Declaration recorded as Reception Number 20206614 First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado Unpaid Assessments & Costs: \$1,581.29

Attorneys Fees: \$1,000.00 Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

DISTRICT COURT, ARCHULETA COUNTY, COLORADO Court Address: 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30188 PI AINTIFF: PEREGRINE PROPERTY OWNERS ASSOCIATION INC.

DEFENDANT(S): ROBERT S HARPER, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declara-tion of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, Inc., recorded the 2nd day of August, 1990 under Reception No. 173556, as recorded in the office of the County Clerk and Recorder of Archuleta County, Colorado, at Book 303, Page 104, et al. Under a Judgment and Decree of Foreclosure entered

August 4, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and nersonal property secured by the Declaration, including thout limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): Robert S Harper, Joan F Harper AKA Joan Frette, and William Thomas Shake

Evidence of Debt: Declaration of Protective Covenants and Internal Ownership for Peregrine Property Owners Association, recorded the 2nd day of August, 1990 under Reception No. 173556 as recorded in the office of the County Clerk and Recorder for Archuleta County, Colorado, at Book 202, Page 104, Et al.,

Current Holder of evidence of debt secured by the Declaration: Peregrine Property Owners Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of

attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Peregrine Property Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Associa-

tion in the amount of Robert S Harper and Joan F Harper AKA Joan Frette

William Thomas Shake \$3757.79 Amount of Judgment Entered on August 4, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act
THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016. in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein. subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: [10/13/16] [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-

38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO

CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE.

THE LIEN BEING FORECLOSED MAY NOT BE A IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

NTENT TO CUBE OB BEDEEM as prov aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. This Sheriff's Notice of Sale is signed September 8,

Tonva Hamilton, Undersheriff,

Archuleta County, Colorado By: /s/ Tonya Hamilton

Exhibit A Detail Listing of Judgment Calculations As of August 4, 2016

Defendant/Property Matter Amount Robert S Harper and Joan F Harper AKA Joan Frette, lien No. 179602834 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 105,000 /35,486,000 undivided fee absolute interest in Units 7803, 7804, 7805 and 7806 in Buildings 2 and 3, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase I, as depicted on the Plat recorded in Reception Number 173553 Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 173556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado,

Unpaid Assessments & Costs: \$3,734.33 Attorneys Fees: \$1,000.00

Total: \$4.734.33 William Thomas Shake, lien No. 179603550 filed in Archuleta County, CO on 9/22/2015, against the folring described "Timeshare Property" to wit: A 77,000 /35,486,000 undivided fee simple absolute interest in Units 7803, 7804, 7805 and 7806 in Buildings 2 and 3, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase I, as depicted on the Plat recorded in Reception Number 173553 Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses re-corded at Reception Number 173556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County,

Colorado. Unpaid Assessments & Costs: \$2,757.79 Attorneys Fees: \$1,000.00 Total: \$3.757.79

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

DISTRICT COURT, ARCHULETA COUNTY, COLORADO Court Address 449 San Juan St PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30189 PEREGRINE PROPERTY OWNERS

ASSOCIATION INC. DEFENDANT(S): LENORA A HILTERBRAN, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF

TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, Inc., recorded the 2nd day of August, 1990 under Reception No. 173556, as recorded in the office of the County Clerk and Recorder of Archuleta County, Colorado, at Book

303. Page 104. et al. Under a Judgment and Decree of Foreclosure entered August 4, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): Charles Banyard, Callahan & Zalinsky Associates LLC, Ed J Bengfort, Ruth Bengfort, John P Olson

Evidence of Debt: Declaration of Protective Covenants and Internal Ownership for Peregrine Property Owners Association, recorded the 2nd day of August, 1990 under Reception No. 173556 as recorded in the office of the County Clerk and Recorder for Archuleta County, Colorado, at Book 202, Page 104, Et al.. Current Holder of evidence of debt secured by the Declaration: Peregrine Property Owners Association, Inc. Obligations Secured: The Declaration provides that it cures the payment of the Debt and obligations there in described including, but not limited to, the payment of attorneys' fees and costs

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B. Ft. Smith, Arkansas 72903 Association Assessments Due to: Peregrine Property Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Associa-

Charles Banvard \$6495.26 Callahan & Zalinsky Associates LLC \$9079.65
Ed J Bengfort and Ruth Bengfort \$2104,96
John P Olson and Bettie L Olson \$2815.85
Amount of Judgment Entered on August 4, 2016: See attached Exhibit "A"

tion in the amount of

DECLARATION.

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will,

at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law

Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO BEDEEM SAID BEAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO 838 38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. 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. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH

THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2 YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444). THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure INTENT TO CURE OR REDEEM, as provided by the

aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY

INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. This Sheriff's Notice of Sale is signed September 8,

2016. Tonya Hamilton, Undersheriff

Archuleta County, Colorado By: /s/ Tonya Hamilton

Exhibit A **Detail Listing of Judgment Calculations**

As of August 4, 2016 efendant/Property Matter Amount Charles Banyard, lien No. 179604103 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 154,000

/35,486,000 undivided fee simple absolute interest in Units 7807, 7808, 7809, and 7810 in Building 4 and 5, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase II, as depicted on the Plat recorded in Reception Number 173554 Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 173556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County,

Attorneys Fees: \$1,000.00

Callahan & Zalinsky Associates LLC, lien No. 179604251 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 105.000 /35.486.000 undivided fee simple absolute interest in Units 7807, 7808, 7809, and 7810 in Building 4 and 5, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase II, as depicted on the Plat recorded in Reception Number 173554 Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 173556. and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$8,079.65 Attorneys Fees: \$1,000.00

Total: \$9.079.65 Ed J Bengfort and Ruth Bengfort, lien No. 179607098 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 28,000 /35,486,000 undivided fee simple absolute interest in Units 7807, 7808, 7809, and 7810 in Building 4 and 5, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase II, as depicted on the Plat recorded in Reception Number 173554 Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 173556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$1,104.96

Total: \$2,104.96 Total: \$2,104.96
John P Olson and Bettie L Olson, lien No. 179607999
filed in Archuleta County, CO on 9/22/2015, against
the following described "Timeshare Property" to wit:
A 118,000 /35,486,000 undivided fee simple absolute interest in Units 7807, 7808, 7809, and 7810 in Building 4 and 5, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase II, as depicted on the Plat recorded in Reception Number 173554 Declaration of Protective Covenants and Interval Ownership for Peregrine nhouses recorded at Reception Number 173556 and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado

Unpaid Assessments & Costs: \$1,815.85 Attorneys Fees: \$1,000.00 Total: \$2,815.85 Published October 13, 20, 27, November 3 and 10, 2016 in *The Pagosa Springs SUN*.

COLORADO 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30190 PLAINTIFF PEREGRINE PROPERTY OWNERS

ASSOCIATION INC.

DISTRICT COURT, ARCHULETA COUNTY,

DEFENDANT(S): TIMESHARE TRADE INS LLC, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM
This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declara-tion of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, Inc., recorded the 2nd day of August, 1990 under Reception No. 173556, as recorded in the office of the County Clerk and Recorder of Archuleta County, Colorado, at Book 303, Page 104, et al.

Under a Judgment and Decree of Foreclosure entered August 4, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): Timeshare Trade Ins LLC, Kari Margelony, Marilynn V Mettler, and Rebecca Lynn Euers Evidence of Debt: Declaration of Protective Covenants and Internal Ownership for Peregrine Property Owners

Association, recorded the 2nd day of August, 1990 under Reception No. 173556 as recorded in the office of the County Clerk and Recorder for Archuleta County Colorado, at Book 202, Page 104, Et al..
Current Holder of evidence of debt secured by the Declaration: Peregrine Property Owners Association, Inc.

Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there in described including, but not limited to, the payment of attorneys' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104

6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Peregrine Property Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Associa-

tion in the amount of Timeshare Trade Ins LLC \$2279.52 Kari Margelony \$2783.50

Marilynn V Mettler \$2198.78 Rebecca Lynn Euers \$3200.35 Amount of Judgment Entered on August 4, 2016: See

attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016 in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: [10/13/16] Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun] NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-

ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE THE LIEN BEING FORECLOSED MAY NOT BE A

FIRST LIEN. IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN \$38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2 YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSUR

PROCESS. The name, address, and business telephone numbe of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave Suite B Fort Smith Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attor ney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civi Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT This Sheriff's Notice of Sale is signed September 8,

2016. Tonya Hamilton, Undersheriff, Archuleta County, Colorado

By: /s/ Tonya Hamilton Exhibit A Detail Listing of Judgment Calculations As of August 4, 2016

Defendant/Property Matter Amount Timeshare Trade Ins LLC, lien No. 171202492 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 84,000/35,486,000 undivided fee simple absolute interest in Units 7817 7818 7819 and 7820 in Buildings 9 and 10, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase III, as depicted on the Plat recorded in Reception Number 173555 Declaration of Protective Covenants and Interval Ownership for Peregrine vnhouses recorded at Reception Number 173556 and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$1,279.52 Attorneys Fees: \$1,000.00

Total: \$2,279.52 Kari Margelony, lien No. 179702790 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 84,000 /35,486,000 undivided fee simple absolute interest in Units 7813, 7814, 7815, and 7816 in Buildings 7 and 8, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase III, as depicted on the Plat recorded in Reception Number 173555 Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 173556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County

Unpaid Assessments & Costs: \$1,783.50

Attorneys Fees: \$1,000.00 Total: \$2,783.50 Marilynn V Mettler, lien No. 179706932 filed in

Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 118,000/35,486,000 undivided fee simple absolute nterest in Units 7817, 7818, 7819, and 7820 in Buildings 9 and 10, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase III, as depicted on the Plat recorded in Reception Number 173555 Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 173556. and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$1,198.78

Attorneys Fees: \$1,000.00

Rebecca Lynn Euers, lien No. 179709548 filed in

Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 126,000/35,486,000 undivided fee simple absolute nterest in Units 7817, 7818, 7819, and 7820 in Buildings 9 and 10, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase III, as depicted on the Plat recorded in Reception Number 173555 Declaration of Protecive Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 173556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$2,200.35 Attorneys Fees: \$1,000.00

Total: \$3,200.35 Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

DISTRICT COURT, ARCHULETA COUNTY. COLORADO Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30191 PLAINTIFF: PEREGRINE PROPERTY OWNERS

DEFENDANT(S): FRED C KROEMER, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, Inc., recorded the 2nd day of August, 1990 under Reception No. 173556, as recorded in the office of the County Clerk and Recorder of Archuleta County, Colorado, at Book 303, Page 104, et al.

Under a Judgment and Decree of Foreclosure entered August 4, 2016, in the above entitled action, I am or dered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): Fred C Kroemer, Evelyn C Kroemer, Irene J Lowe, Trustee of the Irene J Lowe Trust, Michael Dennis Osborne, Douglas H Freed, Tina M Freed, Simon & Marks LLC, WTA Services LLC, and WTA Services LLC Evidence of Debt: First Supplemental Declaration of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, recorded the 2nd day of August, 1990 under Reception No. 98002628 as recorded in the office of the County Clerk and Recorder for Archuleta County, Colorado.

Current Holder of evidence of debt secured by the Dec laration: Peregrine Property Owner's Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there-in described including, but not limited to, the payment of attornevs' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Property Owner's Association, Inc.

Debt: Timeshare Owner's Assessments due to Associa tion in the amount of Fred C Kroemer and Evelyn C Kroemer \$2885.03 Irene J Lowe, Trustee of the Irene J Lowe Trust

\$2448.28 Michael Dennis Osborne \$2176.55 Douglas H Freed and Tina M Freed \$5727.42 Simon & Marks LLC \$5989.27 WTA Services LLC \$2894.60

WTA Services LLC \$2282.00 Amount of Judgment Entered on August 4, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has acce same and declared the same immediately fully due and pavable

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST

INTEREST

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grant-or and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as

provided by law. First Publication: [10/13/16]

Last Publication: [11/10/16]
Name of Publication: [Pagosa Springs Sun] NOTICE OF RIGHTS YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT 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 THE STATUTES WHICH MAY AFFECT YOUR

RIGHTS IS ATTACHED HERETO. A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-

TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-

NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

FIRST LIEN. IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

PROCESS. The name, address, and business telephone number of each of the attorneys representing the holder of the

evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B. Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have ar interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

proceeding.

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT This Sheriff's Notice of Sale is signed September 8

Archuleta County, Colorado By: /s/ Tonya Hamilton Exhibit A

Detail Listing of Judgment Calculations As of August 4, 2016 Defendant/Property Matter Amount Fred C Kroemer and Evelyn C Kroemer, lien No

Tonya Hamilton, Undersheriff,

170015481 filed in Archuleta County, CO on 9/22/2015 against the following described "Timeshare Property" to wit: A 49,000 /17,743,000 undivided fee simple absolute interest in Units 7837-7838 in Building 19, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat recorded in Reception Number 98002629, subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$1,885.03 Attorneys Fees: \$1,000.00 Total: \$2,885.03

Irene J Lowe, Trustee of the Irene J Lowe Trust, lien No. 179803382 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 154,000 /17,743,000 undivided fee simple absolute interest in Units 7825-7826 in Building 13, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat recorded in Reception Number 98002629, subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for regrine Townhouses recorded at Reception Number 98002628, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$1,448.28

Attorneys Fees: \$1,000.00 Michael Dennis Osborne, lien No. 179803655 filed in

Archuleta County, CO on 9/22/2015, against the follow ing described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7825-7826 in Building 13, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat recorded in Reception Number 98002629 subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628 the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$1,176.55

Attornevs Fees: \$1,000.00

Total: \$2,176.55 Douglas H Freed and Tina M Freed, lien No. 179805775 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 77.000 /17.743.000 undivided fee simple absolute interest in Units 7827-7828 in Building 14, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat recorded in Reception Number 98002629, subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado, Unpaid Assessments & Costs: \$4,727.42

Attorneys Fees: \$1,000.00 Total: \$5,727.42

Simon & Marks LLC, lien No. 179806435 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7829-7830 in Building 15, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat recorded in Reception Number 98002629 subject to First Supplemental Declaration of Protec tive Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$4,989.27 Attorneys Fees: \$1,000.00

Total: \$5.989.27 WTA Services LLC, lien No. 179811419 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7831-7832 in Building 16, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat recorded in Reception Number 98002629, subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628 and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$1.894.60 Total: \$2.894.60

WTA Services LLC, lien No. 179813571 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7835-7836 in Building 18, as tenants in commor with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat recorded in Reception Number 98002629 subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado.
Unpaid Assessments & Costs: \$1,282.00 Attorneys Fees: \$1,000.00

Total: \$2,282.00 Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

DISTRICT COURT, ARCHULETA COUNTY, COLORADO Court Address: 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30192 PI AINTIFF: PEREGRINE PROPERTY OWNERS

ASSOCIATION INC. DEFENDANT(S):

DAN SNYDER, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declara-tion of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, Inc., recorded the 2nd day of August, 1990 under Reception No 173556, as recorded in the office of the County Clerk and Recorder of Archuleta County, Colorado, at Book 303, Page 104, et al.

Under a Judgment and Decree of Foreclosure entered August 4, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereo Owner(s): Dan Snyder, Michele Snyder, W Frank York, Carol L Haughton, Majorie Bradley, Edward F Fries and Francine I Fries, Trustees under the Edward F and Francine I Fries Living Trust, Stella Dirks, James L Marsden PH.D. LLC, Peggy J Ramsey and Mark Bell Evidence of Debt: Second Supplemental Declaration of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, recorded the 2nd day of August, 1990 under Reception No. 99006556 as

recorded in the office of the County Clerk and Recorder for Archuleta County, Colorado. Current Holder of evidence of debt secured by the Declaration: Peregrine Property Owner's Association, Inc.
Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there in described including, but not limited to, the payment of

attorneys' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Peregrine Property Owner's Association, Inc.

Debt: Timeshare Owner's Assessments due to Association in the amount of Dan Snyder and Michele Snyder \$2702.69

W Frank York and Carol L Haughton \$1975.64 Majorie Bradley \$2894.60 Edward F Fries and Francine I Fries, Trustees under the

Edward F and Francine I Fries Living Trust \$2390.72 Stella Dirks \$7847.66

James L Marsden PH.D. LLC \$6350.41 Peggy J Ramsey \$2871.56 Mark Bell \$2174.92

Amount of Judgment Entered on August 4, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act
THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016 in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said rea property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: [10/13/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COR OF THE STATUTES WHICH MAY AFFECT YOUR

RIGHTS IS ATTACHED HERETO A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOF TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

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. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE.

THE LIEN BEING FORECLOSED MAY NOT BE A FIRSTLIFN

YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain

Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY

INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. This Sheriff's Notice of Sale is signed September 8,

Tonya Hamilton, Undersheriff, Archuleta County, Colorado

> Exhibit A Detail Listing of Judgment Calculations As of August 4, 2016

Defendant/Property Matter Amount
Dan Snyder and Michele Snyder, lien No. 170209845 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 69,000 /17,743,000 undivided fee simple absolute interest in Units 7841-7842 in Building 21, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado

Unpaid Assessments & Costs: \$1,702.69 Attorneys Fees: \$1,000.00 Total: \$2,702.69

By: /s/ Tonya Hamilton

W Frank York and Carol L Haughton, lien No. 179904230 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7845-7846 in Building 23, as tenants in common with the other undivided interest own ers of said building of Peregrine Townhouses Phase V as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$975.64

Total: \$1.975.64 Majorie Bradley, lien No. 179904636 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Lietz 7945 in Publish 2015, 2015 postports in generate in property. Units 7845-7846 in Building 23, as tenants in common with the other undivided interest owners of said build-ing of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555. subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$1,894.60 Attorneys Fees: \$1,000.00

Total: \$2,894.60 Edward F Fries and Francine I Fries. Trustees under the Edward F and Francine I Fries Living Trust, lien No. 179907563 filed in Archuleta County, CO on 9/22/2015 against the following described "Timeshare Property" to wit: A 49,000 /17,743,000 undivided fee simple absolute interest in Units 7847-7848 in Building 24, as tenants n common with the other undivided interest owners of said building of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado

Unnaid Assessments & Costs: \$1,390.72 Total: \$2,390,72

Stella Dirks, lien No. 430000638 filed in Archuleta Courty, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 154,000/17,743,000 undivided fee simple absolute interest in Units 7843-7844 in Building 22, as tenants in common with the other undivided interest owners of said building of Peregrine ownhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colo-

Unpaid Assessments & Costs: \$6,847.66 Attorneys Fees: \$1,000.00

Total: \$7,847.66 James L Marsden PH.D. LLC. lien No. 430000703 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 105,000/17,743,000 undivided fee simple absolute interest in Units 7843-7844 in Building 22, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declara-tion of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Recention Number 99006556, and any amendments and supplementation thereto, all in the Office of the County Clerk and Re-

corder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$5,350.41 Attorneys Fees: \$1 000 00 Total: \$6,350.41

Peggy J Ramsey, lien No. 430001214 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 49.000/17.743.000 undivided fee simple absolute interest in Units 7843-7844 in Building 22, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County. Colorado

Attorneys Fees: \$1,000.00

Total: \$2.871.56 Mark Bell, lien No. 439901976 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 105,000/17,743,000 undivided fee simple absolute interest in Units 7843-7844 in Building 22, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V. as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colo

Unpaid Assessments & Costs: \$1,174.92 Attorneys Fees: \$1,000.00

Total: \$2,174.92 Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN. DISTRICT COURT, ARCHULETA COUNTY,

COLORADO Court Address: 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30193 PEREGRINE PROPERTY OWNERS ASSOCIATION INC.

DEFENDANT(S) STAR POINT LLC, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declara-

tion of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, Inc., recorded the 2nd day of August, 1990 under Reception No. 173556, as recorded in the office of the County Clerk and Recorder of Archuleta County, Colorado, at Book 303, Page 104, et al.

Under a Judgment and Decree of Foreclosure entered August 4, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): Star Pointe LLC, Rupert R Thomas, Kayla D Thomas, Lalana Sperline, Rupert R Thomas, Kayla Thomas, Melvin O Siegel, O Elizabeth Siegel, WRW Vacation Properties LLC and Authorized Agent Woodrow R Wilson, Jr., Susanna Lepe, Dene Hargraves, Gerald B Ripple, Barbara L Ripple, H L Parks Jr. and Betty L Parks, Co-Trustees of the Parks Living Revocable Trust dated Dec. 13,1993, Sarah B Phillips and Edward R Phillips, Melody Walker, Clarence C Begay, Dorothy E Begay, Nancy M Rozan, Michael D Roberts

Evidence of Debt: Second Supplemental Declaration of Protective Covenants and Internal Ownership for Per egrine Property Owner's Association, recorded the 2nd day of August, 1990 under Reception No. 99006556 as recorded in the office of the County Clerk and Recorder for Archuleta County, Colorado. Current Holder of evidence of debt secured by the Dec-

laration: Peregrine Property Owner's Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104,

6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Peregrine Property Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Associa-

tion in the amount of Star Pointe LLC \$5938.26 Rupert R Thomas and Kayla D Thomas \$2065.48

Lalana Sperline \$4018.28 Rupert R Thomas and Kayla D Thomas \$9151.02 Melvin O Siegel and O Elizabeth Siegel \$5397.53 WRW Vacation Properties LLC and Authorized Age Woodrow R Wilson, Jr. \$3552.70 Susanna Lepe and Dene Hargraves \$4693.39

Gerald B Ripple and Barbara L Ripple \$4714.49 H L Parks Jr. and Betty L Parks. Co-Trustees of the Parks Living Revocable Trust dated Dec. 13,1993 \$2914.91 Sarah B Phillips and Edward R Phillips \$5633.19

Melody Walker \$4326.17 Clarence C Begay and Dorothy E Begay \$11147.18 Nancy M Rozan, Michael D Roberts and Dawn E Roberts \$2579.53

Amount of Judament Entered on August 4, 2016: See Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act

THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE The covenants of said Declaration have been violated as follows: failure to make payments for assessment when the indebtedness was due and owing and the

legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grant-or and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as [10/13/16] First Publication:

[11/10/16] Last Publication: Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE, YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO

CURE MAY ALSO BE EXTENDED.
A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH SHERIFF NO LATER THAN FIGHT (8) BUSI-NESS DAYS AFTER THE SALE

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN. IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN \$38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

PROCESS. The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT

This Sheriff's Notice of Sale is signed September 8, Tonya Hamilton, Undersheriff,

Archuleta County, Colorado By: /s/ Tonya Hamilton Exhibit A

Detail Listing of Judgment Calculations As of August 4, 2016 Defendant/Property Matter Amount

Star Point LLC, lien No. 170400873 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 231,000 /17,743,000 undivided fee simple absolute interest in Units 7853-7854 in Building 27, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556 and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$4.938.26

Attorneys Fees: \$1,000.00 Total: \$5.938.26

Attorneys Fees: \$1,000.00

Rupert R Thomas and Kayla D Thomas, lien No. 170610646 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 28,000 /17,743,000 undivided fee simple absolute interest in Units 7859-7860 in Building 30, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$1,065.48

Total: \$2,065.48 Lalana Sperline, lien No. 179909437 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 308,000 /17,743,000 undivided fee simple absolute interest in Units 7851-7852 in Building 26, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556.

the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$3,018.28 Attornevs Fees: \$1,000.00

Total: \$4,018.28 Rupert R Thomas and Kayla D Thomas, lien No 179917125 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 311.000 /17.743.000 undivided fee simple absolute interest in Units 7861-7862 in Building 31, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County. Colorado. Unpaid Assessments & Costs: \$8,151.02

Attorneys Fees: \$1,000.00 Total: \$9,151.02

Melvin H Siegel and O Elizabeth Siegel, lien No. 429901507 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 49,000 /17,743,000 undivided fee simple absolute interest in Units 7855-7856 in Building 28, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$4,397.53

Attorneys Fees: \$1,000.00 Total: \$5.397.53 WRW Vacation Properties LLC and Authorized Agent Woodrow R Wilson Jr., lien No. 429901747 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 105,000 /17.743.000 undivided fee simple absolute interest in Units 7857-7858 in Building 29, as tenants in commor with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$2,552.70 Attorneys Fees: \$1,000.00

Total: \$3.552.70

Susan Lepe and Dene Hargraves, lien No. 429902000 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7859-7860 in Building 30, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$3,693.39

Attorneys Fees: \$1,000.00 Total: \$4.693.39 Gerald B Ripple and Barbara L Ripple, lien No 429902182 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 210,000 /17,743,000 undivided fee simple absolute interest in Units 7859-7860 in Building 30, as tenants in common with the other undivided interest own ers of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Re-corder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$3,714.49

Attorneys Fees: \$1,000.00

Total: \$4,714,49 H L Parks Jr. and Betty L Parks, Co-Trustees of the Parks Living Revocable Trust, lien No. 429902323 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 49,000 /17,743,000 undivided fee simple absolute interest in Units 7859-7860 in Building 30, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974 subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$1,914.91 Attorneys Fees: \$1,000.00

Total: \$2 914 91 Sarah B Phillips and Edward R Phillips, lien No 429902927 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7861-7862 in Building 31, as teners of said building of Peregrine Townhouses Phase VI as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$4,633.19

Attorneys Fees: \$1,000.00 Total: \$5,633.19 Melody Walker, lien No. 429903297 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in late 7964 7869 in Publish 2064. Units 7861-7862 in Building 31, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974. subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado.
Unpaid Assessments & Costs: \$3,326.17

Attorneys Fees: \$1,000.00 Total: \$4,326.17 Clarence C Begav and Dorothy E Begay, lien No. 429903305 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 210,000 /17,743,000 undivided fee simple absolute interest in Units 7861-7862 in Building 31, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declara-tion of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado Unpaid Assessments & Costs: \$10,147.18

Attornevs Fees: \$1,000.00

Total: \$11,147.18

Nancy M Rozan, Michael D Roberts and Dawn E Roberts, lien No. 520002908 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 154,000 /17,743,000 undivided fee simple absolute interest in Units 7861-7862 in Building 31, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado Unpaid Assessments & Costs: \$1,579.53
Attorneys Fees: \$1,000.00 Total: \$2 579 53

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN. DISTRICT COURT, ARCHULETA COUNTY.

Court Address: 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30194 PLAINTIFF: PEREGRINE PROPERTY OWNERS ASSOCIATION INC.

DEFENDANT(S): FLOYD HARDESTY, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, Inc., recorded the 2nd day of August, 1990 under Reception No. 173556, as recorded in the office of the County Clerk

and Recorder of Archuleta County, Colorado, at Book 303, Page 104, et al. Under a Judgment and Decree of Foreclosure entered

August 4, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows. See Exhibit "A" attached hereto and made apart hereof Owner(s): Floyd Hardesty, Jenny Hardesty, John P Ol-

son, and Bettie L Olson Evidence of Debt: Subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Num ber 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Current Holder of evidence of debt secured by the Declaration: Peregrine Property Owner's Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there-in described including, but not limited to, the payment of attornevs' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Peregrine Property Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Associa-

Floyd Hardesty and Jenny Hardesty \$5625.19 John P Olson and Bettie L Olson \$3415.25 Amount of Judgment Entered on August 4, 2016: See

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

attached Exhibit "A"

DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as

[11/10/16] Last Publication:

provided by law

Name of Publication: [Pagosa Springs Sun]
NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO \$38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. 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.
A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE.

THE LIEN BEING FORECLOSED MAY NOT BE A IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A

COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS. The name, address, and business telephone number of each of the attorneys representing the holder of the

evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado 81147

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. This Sheriff's Notice of Sale is signed September 8,

Tonya Hamilton, Undersheriff, Archuleta County, Colorado By: /s/ Tonya Hamilton

Exhibit A
Detail Listing of Judgment Calculations

As of August 4, 2016
Defendant/Property Matter Amount Floyd Hardesty and Jenny Hardesty, lien No. 420002818 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7873-7874 in Building 37, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VII, as depicted on the Plat recorded in Reception Number 20005495, subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$4,625.19 Attorneys Fees: \$1,000.00 Total: \$5,625.19 John P Olson and Bettie L Olson, lien No. 420003147 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 200,000 /17,743,000 undivided fee simple absolute interest in Units 7873-7874 in Building 37, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VII, as depicted on the Plat recorded in Reception Number 20005495, subject to Third Supplemental Declaration Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County. Colorado

Unpaid Assessments & Costs: \$2,415.25 Attorneys Fees: \$1,000.00 Total: \$3.415.25 Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

DISTRICT COURT, ARCHULETA COUNTY. Court Address: 449 San Juan St PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30195 PLAINTIFF:

PEREGRINE PROPERTY OWNERS

ASSOCIATION INC.

v. DEFENDANT(S): DOROTHY J GEORGE, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declara tion of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, Inc., recorded the 2nd day of August, 1990 under Reception No. 173556, as recorded in the office of the County Clerk and Recorder of Archuleta County, Colorado, at Book 303, Page 104, et al.

Under a Judgment and Decree of Foreclosure entered August 4, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): Dorothy J George, Della Mae Rasmussen Trustee of the Della Mae Rasmussen Revocable Trust, Diana Marie LLC, Club Select Resorts, Lalana Sperline. Joyce Richardson, David F Sherman, Poy Developers LLC, Pamella P Sudlow, Chris I Drysdale, Ronald E Cromwell, Jody Cromwell, Garry R Spencer and Rose

Evidence of Debt: Subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Current Holder of evidence of debt secured by the Dec laration: Peregrine Property Owner's Association, Inc.
Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there-in described including, but not limited to, the payment of

attornevs' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Peregrine Property

Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Associa-

Dorothy J George \$5619.57 Della Mae Rasmussen, Trustee of the Della Mae Rasmussen Revocable Trust \$4279.52 Diana Marie LLC \$3493.16 Club Select Resorts \$3535.53 Lalana Sperline \$5374.82

Joyce Richardson \$2049.52 David F Sherman \$3120.25 Pov Developers LLC \$8053.79 Pamella P Sudlow and Chris I Drysdale \$4031.72 Ronald E Cromwell and Jody Cromwell \$4050.57 Garry R Spencer and Rose A Spencer \$5085.32 Amount of Judgment Entered on August 4, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law

[11/10/16] Last Publication:

Name of Publication: [Pagosa Springs Sun]
NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-

38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. 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.
A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

PROCESS. The name, address, and business telephone number of each of the attorneys representing the holder of the

evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY

INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. This Sheriff's Notice of Sale is signed September 8

Archuleta County, Colorado By: /s/ Tonya Hamilton Exhibit A
Detail Listing of Judgment Calculations

Tonya Hamilton, Undersheriff,

As of August 4, 2016
Defendant/Property Matter Amount Dorothy J George, lien No. 420003287 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 210,000 /17,743,000 undivided fee simple absolute interest in Units 7875-7876 in Building 38, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VIII, as depicted on the Plat recorded in Reception Number 20010666, subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Recention Number 20002414 and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$4,619.57

Attornevs Fees: \$1,000.00 Total: \$5,619.57 Della Mae Rasmussen, Trustee of the Della Mae Rasmussen Revocable Trust, lien No. 420003345 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 77,000 /17,743,000 undivided fee simple absolute interest in Units 7875-7876 in Building 38, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VIII, as depicted on the Plat recorded in Reception Number 20010666 subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in

the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$3,279.52

Attorneys Fees: \$1,000.00 Total: \$4,279.52 Diana Marie LLC, lien No. 170011886 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 154,000 /17,743,000 undivided fee simple absolute interest in Units 7881-7882 in Building 41, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VIII, as depicted on the Plat recorded in Reception Number 20010666 subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414 and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$2,493.16 Attornevs Fees: \$1,000.00

Total: \$3,493.16 Club Select Resorts, lien No. 170015812 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 105,000 17.743.000 undivided fee simple absolute interest in Units 7885-7886 in Building 43, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VIII, as depicted on the Plat recorded in Reception Number 20010666, subject to Third Supplemental Declaration of Protect tive Covenants and Interval Ownership for Peregrin Townhouses recorded at Reception Number 20002414 and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$2,535.53 Attorneys Fees: \$1,000.00

Total: \$3 535 53 Lalana Sperline, lien No. 170205512 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 500,000 /17,743,000 undivided fee simple absolute interest in Units 7885-7886 in Building 43, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VIII, as depicted

ASSOCIATION INC.

■ Continued from B10

on the Plat recorded in Reception Number 20010666 subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414 and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$4,374.82 Attorneys Fees: \$1,000.00

Joyce Richardson, lien No. 170409312 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 77,000 /17,743,000 undivided fee simple absolute interest in Units 7879-7880 in Building 40, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VIII, as depicted on the Plat recorded in Reception Number 20010666, subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414 and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$1,049.52 Attorneys Fees: \$1,000.00 Total: \$2,049.52

David F Sherman, lien No. 170707863 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 300,000 /17,743,000 undivided fee simple absolute interest in Units 7879-7880 in Building 40, as tenants in commor with the other undivided interest owners of said build-

ing of Peregrine Townhouses Phase VIII, as depicted on the Plat recorded in Reception Number 20010666, subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$2,120.25 Attorneys Fees: \$1,000.00

Total: \$3.120.25 Poy Developers LLC, lien No. 420004442 filed in Archuleta County, CO on 9/22/2015, against the follow ing described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7879-7880 in Building 40, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VIII, as depicted on the Plat recorded in Reception Number 20010666, subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$7,053.79 Attorneys Fees: \$1,000.00

Total: \$8.053.79 Pamella P Sudlow and Chris I Drysdale, lien No 420004525 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 126,000 /17,743,000 undivided fee simple absolute interest in Units 7879-7880 in Building 40, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VIII, as depicted on the Plat recorded in Reception Number 20010666, subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supple ments thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado

Unpaid Assessments & Costs: \$3,031.72 Attorneys Fees: \$1,000.00 Total: \$4,031.72

Ronald E Cromwell and Jody Cromwell, lien No. 420004723 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 49,000 /17,743,000 undivided fee simple absolute interest in Units 7881-7882 in Building 41, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VIII, as depicted on the Plat recorded in Reception Number 20010666, subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado

Unpaid Assessments & Costs: \$3,050.57 Attorneys Fees: \$1,000.00 Total: \$4,050.57

Garry R Spencer and Rose A Spencer, lien No. 420005167 filed in Archuleta County, CO on 9/22/2015, against the following described "Timeshare Property" to wit: A 39,000 /17,743,000 undivided fee simple absolute interest in Units 7883-7884 in Building 42, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VIII, as depicted on the Plat recorded in Reception Number 20010666, subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado Unpaid Assessments & Costs: \$4,085.32

Published October 13, 20, 27, November 3 and 10, 2016

DISTRICT COURT, ARCHULETA COUNTY, COLORADO Court Address PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30222 PLAINTIFF: EAGLES LOFT PROPERTY OWNERS

Attorneys Fees: \$1,000.00

ASSOCIATION INC. **ELOISE B WELLER**

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Protective Covenants and Internal Ownership for Eagles Loft Property Owner's Association, Inc., recorded the 29th day of July, 1983 under Reception No. 117700, and further subject to that First Supplemental Declaration of Individual and/or Interval Ownership for Eagles Loft recorded on October 7, 1983, under Recep tion No. 119119 all in the office of the County Clerk and Recorder for Archuleta County, Colorado.

Under a Judgment and Decree of Foreclosure entered July 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and persona property secured by the Declaration, including without limitation the real property described as follows:
See Exhibit "A" attached hereto and made apart hereof

Owner(s): Eloise B Weller Evidence of Debt: Declaration of Protective Covenants

and Internal Ownership for Eagles Loft Property Owners Association, recorded the 29th day of July, 1983 under Reception No. 117700 and further subject to that First Supplemental Declaration of Individual and/or Interval Ownership for Eagles Loft recorded on Octobe 7, 1983, under Reception No. 119119 all in the office of the County Clerk and Recorded for Archuleta County

Current Holder of evidence of debt secured by the Declaration: Eagles Loft Property Owners Association, Inc.
Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there in described including, but not limited to, the payment of

attornevs' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Eagles Loft Property Owners Association, Inc.

Debt: Timeshare Owner's Assessments due to Association in the amount of Eloise B Weller \$5560.19

Amount of Judgment Entered on July 28, 2016: See at-

Type of Sale: Judicial Foreclosure Sale of Timeshare nterest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act

THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION. The covenants of said Declaration have been violated

as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law. First Publication:

[10/13/16]

Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-

38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

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.

A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN \$38-38-103.2. YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT

This Sheriff's Notice of Sale is signed September 8, Tonya Hamilton Undersheriff Archuleta County, Colorado

> Exhibit A Detail Listing of Judgment Calculations As of July 28, 2016

By: /s/ Tonya Hamilton

Defendant/Property Matter Amount Eloise B Weller, lien No. 178404836 filed in Archuleta

County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7004 Building Number 4. Unit Week Number 15 in Phase of Eagle's Loft as recorded in Reception No. 117699 in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado and as further described in that Declaration of Individual and/or Interval Ownership of Eagle's Loft recorded on July 29, 1983, in Book 200 page 834, Reception No. 117700, in the Office of the County Clerk and Recorder in and for Archuleta County

Unpaid Assessments & Costs: \$4,560.19 Attornevs Fees: \$1,000.00 Total: \$5,560.19

Published October 13, 20, 27, November 3 and 10, 2016 in *The Pagosa Springs SUN.*

CIRCUIT COURT, ARCHULETA COUNTY, COLORADO Court Address PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30223 PLAINTIFF: EAGLES LOFT PROPERTY OWNERS

ASSOCIATION INC.

THE THROWN APPLE LLC, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Protective Covenants and Internal Ownership

for Eagles Loft Property Owner's Association, Inc., recorded the 29th day of July, 1983 under Reception No. 117700, and further subject to that First Supplemental Declaration of Individual and/or Interval Ownership for Eagles Loft recorded on October 7, 1983, under Reception No. 119119 all in the office of the County Clerk and Recorder for Archuleta County, Colorado. Under a Judgment and Decree of Foreclosure entered

July 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows See Exhibit "A" attached hereto and made apart hereo

Owner(s): The Thrown Apple LLC, Poy Developers LLC Evidence of Debt: Declaration of Protective Covenants and Internal Ownership for Eagles Loft Property Owner's Association, recorded the 29th day of July, 1983 under Reception No. 117700 and further subject to that First Supplemental Declaration of Individual and/or Interval Ownership for Eagles Loft recorded on October 7 1983 under Reception No. 119119 all in the office of

the County Clerk and Recorded for Archuleta County, Current Holder of evidence of debt secured by the Declaration: Eagles Loft Property Owners Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of

attorneys' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Arkansas 72903 Association Assessments Due to: Eagles Loft Property Owners Association, Inc.

Debt: Timeshare Owner's Assessments due to Association in the amount of The Thrown Apple LLC \$6632.88 Poy Developers LLC \$8009.39 Morgan Family Trust LLC \$6826.88

Amount of Judgment Entered on July 28, 2016: See attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale

granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado. sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as

provided by law. First Publication: [10/13/16] Last Publication: [11/10/16]

Name of Publication: [Pagosa Springs Sun]
NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR

TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE. THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH

THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A IF YOU BELIEVE THAT A LENDER OR SERVICER

HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT This Sheriff's Notice of Sale is signed September 8,

2016. Tonya Hamilton, Undersheriff, Archuleta County, Co.C.

By: /s/ Tonya Hamilton

Exhibit A

Detail Listing of Judgment Calculations As of July 28, 2016

Defendant/Property Matter Amount The Thrown Apple Apple LLC, lien No. 178500211 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7012, Building Number 12, Unit Week Number 16 in County of the Publish of the Pub ber 13 in Eagle's Loft(Phase II) as recorded in Reception No. 119118 in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado and shall be subject to that Declaration of Individual and/ Interval Ownership for Eagle's Loft recorded on July 29, 1983, in Book 200, page 834, Reception No. 117700, and further subject to that First Supplemental Declaration of Individual and/or Interval Ownership for Fagle's Loft recorded on October 7, 1983, in Book 203, Page 564, Reception No. 119119, all in the Office of the County Clerk and Recorder in and for Archuleta County,

Unpaid Assessments & Costs: \$5,632.88 Attorneys Fees: \$1,000.00

Poy Developers LLC, lien No. 178507810 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7009, Building Number 9, Unit Week Number 14 in Eagle's Loft(Phase II) as recorded in Reception No. 119118 in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado and shall be subject to that Declaration of Individual and/ or Interval Ownership for Eagle's Loft recorded on July 29, 1983, in Book 200, page 834, Reception No. 117700, and further subject to that First Supplemental Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on October 7, 1983, in Book 203, Page 564. Reception No. 119119, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado

Unpaid Assessments & Costs: \$7,009.39 Attorneys Fees: \$1,000.00

Total: \$8.009.39 Morgan Family Trust LLC, lien No. 178511564 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7012, Building Number 12, Unit Week Number 38 in Eagle's Loft(Phase II) as recorded in Reception No. 119118 in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado and shall be subject to that Declaration of Individual and/ or Interval Ownership for Eagle's Loft recorded on July 29, 1983, in Book 200, page 834, Reception No. 117700, and further subject to that First Supplemental Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on October 7, 1983, in Book 203, Page 564, Reception No. 119119, all in the Office of the County Clerk and Recorder in and for Archuleta County.

Unpaid Assessments & Costs: \$5,826.88 Attorneys Fees: \$1,000.00 Total: \$6,826.88

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY, COLORADO Court Address: 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30224 PI AINTIFF

EAGLES LOFT PROPERTY OWNERS ASSOCIATION INC. DEFENDANT(S):

ST Hamm Management LLC, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM This Notice of Public Judicial Foreclosure Sale is given oursuant to the specific assessment lien in the Decla ration of Protective Covenants and Internal Ownership for Eagles Loft Property Owner's Association, Inc., re corded the 29th day of July, 1983 under Reception No. 117700, and further subject to that Second Supplemental Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on May 30, 1984, under Reception No. 123459, as amended by that First Amendment to Second Supplemental Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on

July 13, 1984, Reception No. 124494, all in the office of the County Clerk and Recorder for Archuleta County, Under a Judgment and Decree of Foreclosure entered July 28, 2016, in the above entitled action. I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without

limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): ST Hamm Management LLC, Callahan & Zalinsky Associates LLC, Hayley Biggerstaff Koenig Liv-ing Trust, ST Hamm Management LLC and ST Hamm Management LLC

Evidence of Debt: Declaration of Protective Covenants and Internal Ownership for Eagles Loft Property Owner's Association, recorded the 29th day of July, 1983 under Reception No. 117700 and further subject to that Second Supplemental Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on May 30, 1984, under Reception No. 123459, as amended by that First Amendment to Second Supplemental Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on July 13, 1984, Reception No. 124494, all in the office of the County Clerk and Recorded for Archuleta County, Colorado

Current Holder of evidence of debt secured by the Declaration: Eagles Loft Property Owners Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of

attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Eagles Loft Property Owners Association, Inc. Debt: Timeshare Owner's Assessments due to Associa-

tion in the amount of ST Hamm Management LLC \$6770.38 Callahan & Zalinsky Associates LLC \$7741.12 Hayley Biggerstaff Koenig Living Trust \$5544.37 ST Hamm Management LLC \$8009.39 ST Hamm Management LLC \$6700.38 Amount of Judgment Entered on July 28, 2016: See at-

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

[10/13/16] First Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun] NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN

RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR

RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. 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

A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

CURE MAY ALSO BE EXTENDED.

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2. YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT

PURPOSE. This Sheriff's Notice of Sale is signed September 8,

Tonva Hamilton, Undersheriff, Archuleta County, Colorado By: /s/ Tonya Hamilton

Exhibit A
Detail Listing of Judgment Calculations

As of July 28, 2016
Defendant/Property Matter Amount
ST Hamm Management LLC, lien No. 170709984 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7030, Building Number 30, Unit Week Number 21 in Eagle's Loft(Phase III) as recorded in Reception No. 130203 in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado and shall be subject to that Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on July 29 1983, in Book 200, page 834, Reception No. 117700, and further subject to that Second Supplemental Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on May 30, 1984, under Reception No. 123459, as amended by that First Amendment to Second Supplemental Declaration of Individual and/ or Interval Ownership for Eagle's Loft recorded on July 13, 1984, Reception No. 124494, all in the Office of the County Clerk and Recorder in and for Archuleta County,

Unpaid Assessments & Costs: \$5,770.38 Attorneys Fees: \$1,000.00

Total: \$6,770.38
Callahan & Zalinsky Associates LLC, lien No. 178508909 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Name" of the Archuleta County of the C Property" to wit: Unit Number 7031, Building Number 31, Unit Week Number 47 in Eagle's Loft(Phase III) as recorded in Reception No. 130203 in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado and shall be subject to that Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on July 29, 1983, in Book 200, page 834, Reception No. 117700, and further subject to that Second Supplemental Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on May 30, 1984 under Reception No. 123459, as amended by that First Amendment to Second Supplemental Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on July 13, 1984, Reception No. 124494, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$6,741.12 Attorneys Fees: \$1,000.00

Total: \$7 741 12 Hayley Biggerstaff Koenig Living Trust, lien No 178515078 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7027, Building Number 27, Unit Week Number 28 in Eagle's Loft(Phase III) as recorded in Reception No. 130203 in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado and shall be subject to that Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on July 29, 1983, in Book 200, page 834, Reception No. 117700, and further subject to that Second Supplemental Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on May 30, 1984, under Re ception No. 123459, as amended by that First Amendment to Second Supplemental Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on July 13, 1984, Reception No. 124494, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$4,544.37 Attorneys Fees: \$1,000.00

Total: \$5,544.37 ST Hamm Management LLC, lien No. 178610689 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7032, Building Number 32, Unit Week Number 39 in Eagle's Loft(Phase III) as recorded in Reception No. 130203 in the Office of the County Clerk and Re corder in and for Archuleta County, Colorado and shall be subject to that Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on July 29, 1983, in Book 200, page 834, Reception No. 117700. and further subject to that Second Supplemental Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on May 30, 1984, under Reception No. 123459, as amended by that First Amendmen to Second Supplemental Declaration of Individual and/ or Interval Ownership for Eagle's Loft recorded on July 13, 1984, Reception No. 124494, all in the Office of the County Clerk and Recorder in and for Archuleta County

Unpaid Assessments & Costs: \$7,009.39 Attorneys Fees: \$1,000.00

Total: \$8,009.39 ST Hamm Management LLC, lien No. 178756821 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7020, Building Number 20, Unit Week Number 43 in Eagle's Loft(Phase III) as recorded in Reception No. 130203 in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado and shall be subject to that Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on July 29, 1983, in Book 200, page 834, Reception No. 117700, and further subject to that Second Supplemental Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on May 30, 1984, under Reception No. 123459, as amended by that First Amendment to Second Supplemental Declaration of Individual and/ or Interval Ownership for Eagle's Loft recorded on July 13, 1984, Reception No. 124494, all in the Office of the County Clerk and Recorder in and for Archuleta County,

Unpaid Assessments & Costs: \$5,770.38 Attornevs Fees: \$1,000.00 Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

COLORADO Court Address PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30225 PLAINTIFF: EAGLES LOFT PROPERTY OWNERS

CIRCUIT COURT, ARCHULETA COUNTY,

LUDDER'S WINE LLC, ET AL COMBINED NOTICE OF FORECLOSURE SALE

ASSOCIATION INC.

OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM AGAINST SEPARATE
DEFENDANT(S), Ludder's Wine LLC, ST Hamm Management LLC, Poy Developers LLC, and Audrey
Shawver
This Notice of Public Judicial Foreclosure Sale is given

pursuant to the specific assessment lien in the Declara-tion of Protective Covenants and Internal Ownership for Eagles Loft Property Owner's Association, Inc., recorded on July 29, 1983, in Book 200, page 834, Reception No. 117700, and further subject to that Third Supplemental Declaration of Individual and/or Interval Owner ship for Eagle's Loft recorded on July 10, 1985, under Recention No. 132403, all in the office of the County Clerk and Recorder for Archuleta County, Colorado.

July 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof

Separate Owner(s): Ludder's Wine LLC. ST Hamm Management LLC, Poy Developers LLC, and Audrey

Evidence of Debt: Declaration of Protective Covenants and Internal Ownership for Eagles Loft Property Owners Association, recorded on July 29, 1983, in Book 200, page 834, Reception No. 117700, and further subject to that Third Supplemental Declaration of Individua and/or Interval Ownership for Eagles Loft recorded on July 10, 1985, under Reception No. 132403, all in the office of the County Clerk and Recorded for Archuleta County, Colorado. Current Holder of evidence of debt secured by the Dec-

laration: Eagles Loft Property Owner's Association, Inc.
Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Eagles Loft Property

Owners Association, Inc.

Debt: Timeshare Owner's Assessments due to Association in the amount of

Ludder's Wine LLC \$6476.07 ST Hamm Management LLC \$6770.38 Poy Developers LLC \$6734.13 Audrey Shawver \$6770.38

Amount of Judgment Entered on October 7, 2015: See attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

ENCUMBERED BY THE LIEN PURSUANT TO THE

DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and wil deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: [10/13/16] Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY
OF THE STATUTES WHICH MAY AFFECT YOUR

RIGHTS IS ATTACHED HERETO. A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.

A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE.
THE LIEN BEING FORECLOSED MAY NOT BE A

FIRST LIEN. YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THI CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903.
Attached hereto as EXHIBIT B are copies of certain

PROCESS.

Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure INTENT TO CURE OR REDEEM, as provided by the

aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY

INFORMATION OBTAINED MAY BE USED FOR THAT This Sheriff's Notice of Sale is signed September 8,

Tonya Hamilton, Undersheriff, Archuleta County, Colorado
By: /s/ Tonya Hamilton
Exhibit A

Detail Listing of Judgment Calculations

As of July 28, 2016 Defendant/Property Matter Amount Ludder's Wine LLC, lien No. 178613998 filed in Archuleta County, CO on 11/13/12, against the following described "Timeshare Property" to wit: Unit Number 7048, Building Number 48, Unit Week Number 3 in Eagle's Loft(Phase IV) as recorded in Reception No. 132402 in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado and shall be subject to that Declaration of Individual and/or Interva Ownership for Eagle's Loft recorded on July 29, 1983, in Book 200, page 834, Reception No. 117700, and further subject to that Third Supplemental Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on July 10, 1985, under Reception No. 132403, all in the Office of the County Clerk and Recorder in and

for Archuleta County, Colorado. Unpaid Assessments & Costs: \$5,476.07

Attorneys Fees: \$1,000.00 Total: \$6 476 07 ST Hamm Management LLC, lien No. 178754909 filed in Archuleta County, CO on 11/13/12, against the following described "Timeshare Property" to wit: Unit Number 7044, Building Number 44, Unit Week Number 41 in Eagle's Loft(Phase IV) as recorded in Reception No. 132402 in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado and shall be subject to that Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on July 29, 1983. in Book 200, page 834, Reception No. 117700, and further subject to that Third Supplemental Declaration of

Individual and/or Interval Ownership for Eagle's Loft re

corded on July 10, 1985, under Reception No. 132403,

all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$5,770.38

Attorneys Fees: \$1,000.00 Total: \$6,770.38 Poy Developers LLC, lien No. 178756813 filed in Archuleta County, CO on 11/13/12, against the follow ing described "Timeshare Property" to wit: Unit Number 7041, Building Number 41, Unit Week Number 42 in Eagle's Loft(Phase IV) as recorded in Reception No. 132402 in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado and shall be subject to that Declaration of Individual and/or Interva Ownership for Eagle's Loft recorded on July 29, 1983. in Book 200, page 834, Reception No. 117700, and further subject to that Third Supplemental Declaration of Individual and/or Interval Ownership for Eagle's Loft re-corded on July 10, 1985, under Reception No. 132403, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado

Unpaid Assessments & Costs: \$5,734.13 Attorneys Fees: \$1,000.00 Total: \$6,734.13

Audrey Shawver, lien No. 179022330 filed in Archuleta County, CO on 11/13/12, against the following de-scribed "Timeshare Property" to wit: Unit Number 7050, Building Number 50, Unit Week Number 42 in Eagle's Loft(Phase IV) as recorded in Reception No. 132402 in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado and shall be subject to that Declaration of Individual and/or Interval Ownership for Eagle's Loft recorded on July 29, 1983, in Book 200, page 834, Reception No. 117700, and further subject to that Third Supplemental Declaration of Individual and or Interval Ownership for Eagle's Loft recorded on July 10, 1985, under Reception No. 132403, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado Unpaid Assessments & Costs: \$5,770.38 Attorneys Fees: \$1,000.00

in The Pagosa Springs SUN. CIRCUIT COURT, ARCHULETA COUNTY, Court Address: 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30226 PLAINTIFF: ELK RUN PROPERTY OWNERS

Published October 13, 20, 27, November 3 and 10, 2016

DEFENDANT(S): Callahan & Zalinsky Associates LLC, ET AL

COMBINED NOTICE OF FORECLOSURE SALE
OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM AGAINST SEPARATE
DEFENDANT(S), Callahan & Zalinsky Associates LLC, Elliot's World, Guzman Family Trust, William R Hyatt, Mary F Hyatt, Resort Title Trust LLC, Mark E Deatrick, Sylvia Deatrick and Beacon of Hope Outreach Center This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Protective Covenants and Internal Ownership for Elk Run Property Owners Association, Inc., recorded the 26th day of June, 1986 under Reception No.

140481, in the office of the County Clerk and Recorder for Archuleta County, Colorado.
Under a Judgment and Decree of Foreclosure entered July 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and persona property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereo Owner(s): Callahan & Zalinsky Associates LLC, Elliot's World, Guzman Family Trust, William R Hyatt, Mary F

Hyatt, Resort Title Trust LLC, Mark E Deatrick, Sylvia Deatrick and Beacon of Hope Outreach Center Evidence of Debt: Declaration of Protective Covenants and Internal Ownership for Elk Run Property Owners Association, recorded the 26th day of June, 1986 under Reception No. 140481 in the office of the County Clerk and Recorded for Archuleta County, Colorado. Current Holder of evidence of debt secured by the Dec

laration: Elk Run Property Owners Association, Inc.
Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there-in described including, but not limited to, the payment of attorneys' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903

Association Assessments Due to: Elk Run Property Owners Association, Inc. Debt: Timeshare Owner's Assessments due to Association in the amount of
Callahan & Zalinsky Associates LLC \$7790.66

Elliot's World \$5238.63 Guzman Family Trust \$5732.35 William R Hyatt and Mary F Hyatt \$6838.41 Resort Title Trust LLC \$5762.82

Mark E Deatrick and Sylvia Deatrick \$6838.41 Beacon of Hope Outreach Center \$6838.41 Amount of Judgment Entered on July 28, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST

THEREFORE, NOTICE IS HEREBY GIVEN that I will at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as

provided by law. [10/13/16] First Publication: [11/10/16] Last Publication:

Name of Publication: [Pagosa Springs Sun]
NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN
RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO. A NOTICE OF INTENT TO CURE PURSUANT TO §38-

38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO CLIRE MAY ALSO BE EXTENDED

NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

FIRST LIEN.
The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 4310468 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT A are copies of certain Colorado statutes that may vitally affect your property

rights in relation to this proceeding. Said proceeding

may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil

Division, 449 San Juan Street, Pagosa Springs, Colo-THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY NFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Tonya Hamilton, Undersheriff, Archuleta County, Colorado By: /s/ Tonya Hamilton

This Sheriff's Notice of Sale is signed September 8

Exhibit A
Detail Listing of Judgment Calculations As of July 28, 2016 efendant/Property Matter Amount

Callahan & Zalinsky Associates LLC, lien No 179020078 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7115, Building Number 4, Unit Week Number 44 in Elk Run Townhouses as recorded in Pla File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townnouses recorded June 26, 1986, under Reception No 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units

7113-7116, inclusive. Unpaid Assessments & Costs: \$6,790.66 Attorneys Fees: \$1,000.00

Total: \$7,790.66 Elliot's World LLC, lien No. 178761938 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7114, Building Number 4, Unit Week Number 42 in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive. Unpaid Assessments & Costs: \$4,238.63

Attorneys Fees: \$1,000.00 Total: \$5,238.63 Guzman Family Trust, lien No. 178763074 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" Number 7101, Building Number 1, Unit Week Number 50 in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County Colorado and subject to that Declaration of Protective

■ See Public Notices B12

Under a Judgment and Decree of Foreclosure entered Total: \$6,770.38

Covenants and Interval Ownership for Elk Run Town houses recorded June 26, 1986, under Reception No 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive.
Unpaid Assessments & Costs: \$4,732.35

Attorneys Fees: \$1,000.00 Total: \$5,732.35

William R Hyatt and Mary F Hyatt, lien No. 17900846 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7106, Building Number 2, Unit Week Number 13 in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units

Unpaid Assessments & Costs: \$5,838.41 Attorneys Fees: \$1,000.00

7113-7116, inclusive.

Total: \$6,838.41 Resort Title Trust LLC, lien No. 179200654 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7110, Building Number 3, Unit Week Number 15 in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units

7113-7116, inclusive. Unpaid Assessments & Costs: \$4,762.82 Attorneys Fees: \$1,000.00 Total: \$5,762.82

Mark E Deatrick and Sylvia Deatrick, lien No. 179400361 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7114, Building Number 4, Unit Week Number 46 in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units 7113-7116, inclusive

Unpaid Assessments & Costs: \$5,838.41 Attorneys Fees: \$1,000.00 Total: \$6,838.41

Beacon of Hope Outreach Center, lien No. 179506027 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7113, Building Number 4, Unit Week Number 31 in Elk Run Townhouses as recorded in Plat File No. 317 under Reception No. 140480, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded June 26, 1986, under Reception No. 140481 in the Office of the County Clerk and Recorder for Archuleta County, Colorado("Declaration"). The property has located upon it four (4) buildings, with each building containing four (4) units and numbered as follows: Building No. 1-Units 7101-7104, inclusive, Building No. 2-Units 7105-7108, inclusive, Building No. 3-Units 7109-7112, inclusive, Building No. 4-Units

Unpaid Assessments & Costs: \$5,838.41 Attorneys Fees: \$1,000.00 Total: \$6.838.41 Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY. COLORADO Court Address: 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30227 ELK BUN PROPERTY OWNERS

DEFENDANT(S) GUZMAN FAMILY TRUST

ASSOCIATION INC.

7113-7116, inclusive

E FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Protective Covenants and Internal Ownership for Elk Run Townhouses recorded the 1st day of Decem ber 1987 under Reception No. 0151976 in the office of the County Clerk and Recorder for Archuleta County, Colorado.

Under a Judgment and Decree of Foreclosure entered July 28, 2016, and Amended Judgment and Decree of Foreclosure entered August 4, 2016, in the above entitled action, I am ordered to sell certain real property improvements and personal property secured by the Declaration, including without limitation the real property described as follows:

See Exhibit "A" attached hereto and made apart hereof

Owner(s): Guzman Family Trust

Evidence of Debt: Declaration of Protective Covenants and Internal Ownership for Elk Run Property
Owner's Association, recorded the 1st day of December, 1987 under Reception No. 0151976 in the office of the County Clerk and Recorded for Archuleta County, Colorado

Current Holder of evidence of debt secured by the Declaration: Elk Run Property Owners Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there in described including, but not limited to, the payment of attorneys' fees and costs

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B. Ft. Smith, Arkansas 72903 Owners Association, Inc.

Association Assessments Due to: Elk Run Property Debt: Timeshare Owner's Assessments due to Associa-

tion in the amount of Guzman Family Trust \$5412.58

Amount of Judgment Entered on July 28, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare

Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act
THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the

same and declared the same immediately fully due and NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will,

at 10 o'clock A.M., on Wednesday, December 7, 2016 in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said rea property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: [10/13/16] Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR

RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOF TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

IF THE SALE DATE IS CONTINUED TO A LATER DATE THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-

THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE.
THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

proceeding.

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT

This Sheriff's Notice of Sale is signed September 8. Tonya Hamilton, Undersheriff Archuleta County, Colorado By: /s/ Tonya Hamilton

Exhibit A Detail Listing of Judgment Calculations
As of July 28, 2016

Defendant/Property Matter Amount
Guzman Family Trust, lien No. 178801239 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7117, Building Number 5, Unit Week Number 1 in Elk Run Townhouses as recorded in Plat File No. 323 under Reception No. 0151975, in the Office of the County Clerk and Recorder for Archuleta County Colorado and subject to that Second Amendment to the Declaration of Protective Covenants and Interval Ownership for Elk Run Townhouses recorded December 1 1987, under Reception No. 0151976 in the Office of the County Clerk and Becorder for Archuleta County, Colorado ("Declaration"). The property has located upon it one (1) building, which contains two (2) units and numbered as follows: Building No. 5-Units 7117-7118. Unpaid Assessments & Costs: \$4,412.58

Attorneys Fees: \$1 000 00 Total: \$5,412.58 Published October 13, 20, 27, November 3 and 10, 2016

DISTRICT COURT, ARCHULETA COUNTY, COLORADO Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30228 PLAINTIFF: MOUNTAIN MEADOWS PROPERTY OWNERS

in The Pagosa Springs SUN.

ASSOCIATION INC. FLINN ENTERPRISES LLC

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Decaration of Interval Ownership for Mountain Meadows recorded on January 21, 1986, under Reception No. 137132, in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Under a Judgment and Decree of Foreclosure entered July 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof

Owner(s): Flinn Enterprises LLC Evidence of Debt: Declaration of Interval Ownership for Mountain Meadows recorded on January 21, 1986, under Reception No. 137132, in the Office of the County Clerk and Recorder in and for Archuleta County, Colo-

Current Holder of evidence of debt secured by the Declaration: Mountain Meadows Property Owners As-Obligations Secured: The Declaration provides that it ecures the payment of the Debt and obligations there-

in described including, but not limited to, the payment of attorneys' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903

Association Assessments Due to: Mountain Meadows Property Owners Association, Inc. Debt: Timeshare Owner's Assessments due to Associa

tion in the amount of Flinn Enterprises LLC \$10259.47 Amount of Judgment Entered on July 28, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act
THE PROPERTY TO BE SOLD AND DESCRIBED

HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION The covenants of said Declaration have been violated as follows: failure to make payments for assessments

when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein. subject to the provisions of the Declaration permitti the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paving the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

[10/13/16] First Publication: Last Publication: [11/10/16]

Name of Publication: [Pagosa Springs Sun]
NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-

38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

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. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE.

THE LIEN BEING FORECLOSED MAY NOT BE A IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN \$38-38-103.2. YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A

COMPLAINT WILL NOT STOP THE FORECLOSURE The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903.
Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

This Sheriff's Notice of Sale is signed September 8, Tonva Hamilton, Undersheriff,

Archuleta County, Colorado By: /s/ Tonya Hamilton

Detail Listing of Judgment Calculations

Defendant/Property Matter Amount Flinn Enterprises LLC, lien No. 178920716 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7609-7612, in Mountain Meadows-Phase One as recorded in Plat File No. 307 under Reception No. 137131 in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado and shall be subiect to that Declaration of Interval Ownership for Mountain Meadows recorded on January 21, 1986, under Reception No. 137132, in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. The above described property has located upon it one (1) Building, described and defined in the Declaration as "Building One"; which Building contains four (4) time-shared Townhouse Units, defined in and subject to the

Unnaid Assessments & Costs: \$9,259.47 Attorneys Fees: \$1,000.00 Total: \$10,259.47

Declaration, identified, respectively as Unit 7609, 7610,

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN. CIRCUIT COURT, ARCHULETA COUNTY,

Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30229 PLAINTIFF PTARMIGAN PROPERTY OWNERS

ASSOCIATION INC.

COLORADO

DEFENDANT(S): ST HAMM MANAGEMENT LLC, ET AL COMBINED NOTICE OF FORECLOSURE SALE

OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM AGAINST SEPARATE DEFENDANT(S), ST Hamm Management LLC, Marmac ETT LLC, James Straling, David M McCoppin and

Diane M McCoppin This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Internal Ownership for Ptarmigan Townhouses Property Owners Association, Inc., recorded on June 7, 1988, under Reception No. 156200, in the office of the County Clerk and Recorder for Archuleta County. Colorado.

Under a Judgment and Decree of Foreclosure entered July 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof

Separate Owner(s): ST Hamm Management LLC, Marmac ETT LLC, James Straling, David M McCoppin and Diane M McCoppin

Evidence of Debt: First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Internal Ownership for Ptarmigan Townhouses Property Owner's Association, Inc., recorded on June 7, 1988, under Reception No. 156200, in the office of the County Clerk and Recorder for Archuleta County, Colorado Current Holder of evidence of debt secured by the Declaration: Ptarmigan Property Owners Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Ptarmigan Property Owners Association, Inc. Debt: Timeshare Owner's Assessments due to Associa-

tion in the amount of ST Hamm Management LLC \$8653.22 Marmac ETT LLC \$7411.38 James Straling \$9324.00

David M McCoppin and Diane M McCoppin \$7124.36 Amount of Judgment Entered on July 28, 2016: See attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property

Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the

legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as

provided by law. First Publication: Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED, A COPY OF THE STATUTES WHICH MAY AFFECT YOUR

RIGHTS IS ATTACHED HERETO. A NOTICE OF INTENT TO CURE PURSUANT TO \$38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-

ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

FIRST LIEN. IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

PROCESS. The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY

INFORMATION OBTAINED MAY BE USED FOR THAT This Sheriff's Notice of Sale is signed September 8, 2016.

Tonya Hamilton, Undersheriff, Archuleta County, Colorado By: /s/ Tonya Hamilton

Exhibit A **Detail Listing of Judgment Calculations** As of July 28, 2016

Defendant/Property Matter Amount ST Hamm Management LLC, lien No. 178805198 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7206, Building Number 3, Unit Week Number 22 in that property which is described as Parcel 'E'-Ptarmigan Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office of the County Clerk and Recorder for Archuleta County. Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration"). The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202. Building No. 2-Units 7203 and 7204. Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 and 7208.

Unpaid Assessments & Costs: \$7,653.22

Attorneys Fees: \$1,000,00

Total: \$8,653.22 MarMac Ett LLC, lien No. 178808770 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7208, Building Number 4. Unit Week Number 34 in that property which is described as Parcel 'E'-Ptarmigan Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subiect to that Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Reception No 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration"). The property has located upon it four (4) building, with each building containing two (2) units and numbered as fol-lows: Building No. 1-Units 7201 and 7202, Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 and 7208. Unpaid Assessments & Costs: \$6,411.38 Attorneys Fees: \$1,000.00

Total: \$7 411 38 James Straling, lien No. 179401757 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7208, Building Number 4, Unit Week Number 13 in that property which is described as Parcel 'E'-Ptarmigan Town houses as recorded in Plat Sheet No. 324 & 324A under Beception No. 153256, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and sub-ject to that Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration"). The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202. Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 and 7208.

Unpaid Assessments & Costs: \$8,324.00 Attorneys Fees: \$1,000.00

Total: \$9 324 00 Total: 59,324.00
David M McCoppin and Diane M McCoppin, lien
No. 179810692 filed in Archuleta County, CO on
11/17/2015, against the following described "Timeshare
Property" to wit: Unit Number 7206, Building Number 3. Unit Week Number 5 in that property which is described as Parcel 'E'-Ptarmigan Townhouses as recorded in Plat Sheet No. 324 & 324A under Reception No. 153256, in the Office of the County Clerk and Recorder for Archuleta County, Colorado and subject to that Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded February 4, 1988, under Reception No. 153260 and re-recorded on February 18, 1988 under Reception No. 153557 in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration"). The property has located upon it four (4) building, with each building containing two (2) units and numbered as follows: Building No. 1-Units 7201 and 7202, Building No. 2-Units 7203 and 7204, Building No. 3-Units 7205 and 7206, Building No. 4-Units 7207 and 7208.

Unpaid Assessments & Costs: \$6,124.36 Attorneys Fees: \$1,000.00 Total: \$7 124 36 blished October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY, Court Address: 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30230 PLAINTIFF: PTARMIGAN PROPERTY OWNERS

ASSOCIATION INC.

DEFENDANT(S): VAN DRIVERS CONSULTING LLC, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the First Supplemental Declaration to Supplemental Declara-tion of Protective Covenants and Internal Ownership for Ptarmigan Townhouses Property Owners Association recorded on June 7, 1988, under Reception No 156200, in the office of the County Clerk and Recorder

for Archuleta County, Colorado.
Under a Judgment and Decree of Foreclosure entered July 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and persona property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): Van Drivers Consulting LLC and Eagle Trust

Mortgage Inc. Evidence of Debt: First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Internal Ownership for Ptarmigan Townhouses Property Owner's Association, Inc., recorded on June 7, 1988 under Reception No. 156200, in the office of the County Clerk and Recorder for Archuleta County, Colorado Current Holder of evidence of debt secured by the Declaration: Ptarmigan Property Owners Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there-

in described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B. Ft. Smith, Arkansas 72903 Association Assessments Due to: Ptarmigan Property

Owners Association, Inc. Debt: Timeshare Owner's Assessments due to Association in the amount of

=Van Drivers Consulting LLC \$6815.46 Eagle Trust Mortgage Inc. \$8463.68 =Amount of Judgment Entered on July 28, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantand the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured

by the Declaration at the time of sale, for the purpose

of paying the judgment amount entered herein, and will

deliver to the purchaser a Certificate of Purchase, all as provided by law. First Publication: Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED, A COPY OF THE STATUTES WHICH MAY AFFECT YOUR

RIGHTS IS ATTACHED HERETO. A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-

TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

FIRST LIEN. IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903.

PROCESS.

Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

proceeding.

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT

This Sheriff's Notice of Sale is signed September 8, Tonya Hamilton, Undersheriff,

Archuleta County, Colorado
By: /s/ Tonya Hamilton
Exhibit A

Detail Listing of Judgment Calculations
As of July 28, 2016 Defendant/Property Matter Amount
Van Drivers Consulting LLC, lien No. 178908844 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7212, Building Number 6, Unit Week Number 40 in that property on which is located four (4) one-story buildings containing two (2) one-level townhouses units per building which are designated, respectively, as Building No. 5, Units 7209 and 7210; Building No. 6, Units 7211 and 7212; Building No. 7, Units 7213 and 7214; and Building No. 8, Units 7215 and 7216 as per plat recorded on June 7, 1988, in Plat Sheet No. 325 under Reception No. 156199 in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156200, Book 219, Page 33-38, in the Office of the

County Clerk and Recorder for Archuleta County, Colo-

rado ("Declaration).
Unpaid Assessments & Costs: \$5,815.46 Attorneys Fees: \$1,000.00

Total: \$6,815.46

Eagle Trust Mortgage Inc., lien No. 179505631 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7212, Building Number 6, Unit Week Number 38 in that property on which is located four (4) one-story buildings containing two (2) one-level townhouses units per building which are designated, respectively, as Building No. 5, Units 7209 and 7210; Building No. 6, Units 7211 and 7212: Building No. 7. Units 7213 and 7214; and Building No. 8, Units 7215 and 7216 as per plat recorded on June 7, 1988, in Plat Sheet No 325 under Reception No. 156199, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain First Supplemental Declaration to Supplemental Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156200, Book 219, Page 33-38, in the Office of the County Clerk and Recorder for Archuleta County, Colorado ("Declaration)

Unpaid Assessments & Costs: \$7,463.68 Attorneys Fees: \$1,000.00

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY, COLORADO Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30231 PI AINTIFF PTARMIGAN PROPERTY OWNERS ASSOCIATION INC.

DEFENDANT(S): TIMESHARE HOLDING COMPANY LLC
COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM
This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Second Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan wnhouses recorded on June 7, 1988, under Reception No. 156203, Book 219, Page 43-48, in the Office of the County Clerk and Recorder for Archuleta County

Under a Judgment and Decree of Foreclosure entered July 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows See Exhibit "A" attached hereto and made apart hereo Owner(s): Timeshare Holding Company LLC Evidence of Debt: Second Supplemental Declaration to

Colorado.

Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156203, Book 219, Page 43-48, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. Current Holder of evidence of debt secured by the Declaration: Ptarmigan Property Owners Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations ther

in described including, but not limited to, the payment of attorneys' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave. Suite A. Et. Smith. Arkansas 72903. Association Assessments Due to: Ptarmigan Property Owners Association, Inc.

Debt: Timeshare Owner's Assessments due to Ass tion in the amount of Timeshare Holding Company LLC \$8653.22 Amount of Judgment Entered on July 28, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act
THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

DECLARATION The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016. in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein. subject to the provisions of the Declaration permitti the Association thereunder to have the bid credited to

the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose

of paving the judgment amount entered herein, and will

deliver to the purchaser a Certificate of Purchase, all as provided by law. First Publication: [10/13/16] Last Publication: [11/10/16]

Name of Publication: [Pagosa Springs Sun] NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY

OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

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. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE.

THE LIEN BEING FORECLOSED MAY NOT BE A IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN \$38-38-103.2. YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

PROCESS. The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

proceeding.

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT

PURPOSE. This Sheriff's Notice of Sale is signed September 8

2016. Tonya Hamilton, Undersheriff, Archuleta County, Colorado

Exhibit A Detail Listing of Judgment Calculations As of July 28, 2016

By: /s/ Tonya Hamilton

Defendant/Property Matter Amount Timeshare Holding Company LLC, lien No. 179405535 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 72:18, Building Number 9, Unit Week Number 13, in the property on which is leasted three (2) on the property of the pr ber 13 in that property on which is located three(3)onestory buildings containing two(2)one-level townhouse units per building which are designated, respectively, as Building No. 9, Units 7217 and 7218; Building No. 10, Units 7219 and 7220; and Building No. 11, Units 7221 and 7222 as per plat recorded on June 7, 1988, in Plat Sheet No. 326 under Reception No. 156202, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and subject to that certain Second Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on June 7, 1988, under Reception No. 156203, Book 219, Page 43-48, in the Office of the County Clerk and Recorder for Archuleta County

Unpaid Assessments & Costs: \$7,653.22 Attorneys Fees: \$1,000.00 Total: \$8,653.22

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY, COLORADO Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30232 PI AINTIFF PTARMIGAN PROPERTY OWNERS ASSOCIATION INC.

DEFENDANT(S):

DANIEL W FOWLER, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Third Supplemental Declaration to Declaration of Protec-

tive Covenants and Interval Ownership for Ptarmigar Townhouses recorded on November 2, 1988, unde Reception No. 159242, in Record Book 233, Page 171 and rerecorded on November 21, 1988, under Reception No. 0159517 in Record Book 234, Page 283, in the office of the County Clerk and Recorder for Archuleta County, Colorado. Under a Judgment and Decree of Foreclosure entered

July 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without nitation the real property described as follows See Exhibit "A" attached hereto and made apart hereof Owner(s): Daniel W Fowler and Darlene W Fowler Evidence of Debt: Third Supplemental Declaration to

Declaration of Protective Covenants and Interval Own-

ership for Ptarmigan Townhouses recorded on Novem-

ber 2, 1988, under Reception No. 159242, in Record

Book 233, Page 171 and rerecorded on November 21, 1988, under Reception No. 0159517 in Record Book 234, Page 283, in the office of the County Clerk and Recorder for Archuleta County, Colorado Current Holder of evidence of debt secured by the Declaration: Ptarmigan Property Owners Association, Inc.
Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Ptarmigan Property Owners Association, Inc.

in described including, but not limited to, the payment of

attorneys' fees and costs.

Debt: Timeshare Owner's Assessments due to Association in the amount of Daniel W Fowler and Darlene W Fowler \$8686.42

Amount of Judgment Entered on July 28, 2016: See at-Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

ENCUMBERED BY THE LIEN PURSUANT TO THE The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the

legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and pavable

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grant-or and the heirs and assigns of said Grantor therein subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as

Last Publication: [11/10/16]
Name of Publication: [Pagosa Springs Sun] NOTICE OF RIGHTS YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE, YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY
OF THE STATUTES WHICH MAY AFFECT YOUR

[10/13/16]

provided by law

First Publication:

RIGHTS IS ATTACHED HERETO. A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-

NESS DAYS AFTER THE SALE.

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN. IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

PROCESS. The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903.

ached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attor ney concerning your rights in relation to this foreclosure proceeding.

INTENT TO CURE OR REDEEM, as provided by the

aforementioned laws, must be directed to or conducted the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT This Sheriff's Notice of Sale is signed September 8

Archuleta County, Colorado By: /s/ Tonya Hamilton Exhibit A

Detail Listing of Judgment Calculations As of July 28, 2016 Defendant/Property Matter Amount

Daniel W Fowler and Darlene W Fowler, lien No. 178907390 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7228, Building Number 14, Unit Week Number 51 in that property on which is located three(3)one-story buildings containing two(2) one-level townhouse units per building which are design nated, respectively, as Building No. 12, Units 7223 and 7224; Building No. 13, Units 7225 and 7226; and Build-

ing No. 14. Units 7227 and 7228 as per plat recorded on

mber 3, 1988, in Plat Map No. 327 under Recep-■ See Public Notices B13

Tonya Hamilton, Undersheriff,

tion No. 159241, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, and furthe subject to that certain Third Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Ptarmigan Townhouses recorded on November 2, 1988, under Reception No. 159242, in Record Book 233, Page 171 and rerecorded on November 21, 1988, under Reception No. 0159517 in Record Book 234, Page 283, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. Unpaid Assessments & Costs: \$7,686.42 Attorneys Fees: \$1,000.00

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY, COLORADO Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30233 PLAINTIFF: VILLAGE POINTE PROPERTY OWNER'S ASSOCIATION, INC.

DEFENDANT(S)

LAVERDE C ROWLEY, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM AGAINST SEPARATE DEFENDANT, Laverde C Rowley, Steven K Rowley, Resort Properties LLC, Kenny Yount, Charles Jeffrey Watson, Pamela Watson, William A Sebastian, Patricia G

Sebastian, Jesse D Foiles and Trinidad P Foiles
This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded.

Under a Judgment and Decree of Foreclosure entered July 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and persona property secured by the Declaration, including without limitation the real property described as follows:

See Exhibit "A" attached hereto and made apart hereof Separate Owner(s): Laverde C Rowley, Steven K Rowley, Resort Properties LLC, Kenny Yount, Charles Jeffrey Watson, Pamela Watson, William A Sebastian, Patricia G Sebastian, Jesse D Foiles and Trinidad P Foiles Evidence of Debt: Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded.

Current Holder of evidence of debt secured by the Declaration: Village Pointe Property Owner's Association,

Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No.

43104, 6804 Rogers Ave. Suite B, Ft. Smith, Arkansas Association Assessments Due to: Village Pointe Prop-

erty Owner's Association, Inc.

Debt: Timeshare Owner's Assessments due to Associa-

tion in the amount of Laverde C Rowley and Steven K Rowley \$10234.31 Resort Properties LLC and Kenny Yount \$9286.03 Charles Jeffrey Watson and Pamela Watson \$7025.10 William A Sebastian and Patricia G Sebastian \$5696.56 Jesse D Foiles and Trinidad P Foiles \$10234.31 Amount of Judgment Entered on July 28, 2016: See at-

tached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the

same and declared the same immediately fully due and NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will,

at 10 o'clock A.M., on Wednesday, December 7, 2016 in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Granton and the heirs and assigns of said Grantor therein, sub-ject to the provisions of the Declaration permitting the thereunder to have the bid Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

[11/10/16] Last Publication:

Name of Publication: [Pagosa Springs Sun]
NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY

OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. 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.
A NOTICE OF INTENT TO REDEEM FILED PURSU-

ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CLIRE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

This Sheriff's Notice of Sale is signed September 8, 2016

Tonya Hamilton, Undersheriff, Archuleta County, Colorado By: /s/ Tonya Hamilton

Exhibit A Detail Listing of Judgment Calculations

As of July 28, 2016
Defendant/Property Matter Amount Laverde C Rowley and Steven K Rowley, lien No. 178910535 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7503, Building 1, Unit Week Number 27 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No 130304, in the Office of the County Clerk and Recorder Archuleta County, Colorado, that property on which is located two (2) two-story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium

and Interval Ownership dated December 30, 1988. recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded.

Unpaid Assessments & Costs: \$9,234.31 Attorneys Fees: \$1,000.00 Total: \$10,234.31

Resort Properties LLC and Kenny Yount, lien No 178911228 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7501, Building 1, Unit Week Number 7 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado, that property on which is located two (2) two-story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E. Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded.

Unpaid Assessments & Costs: \$8,286.03 Attorneys Fees: \$1,000.00

Total: \$9,286.03

Charles Jeffrey Watson and Pamela B Watson, lien No. 178911434 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7506, Building 2, Unit Week Number 18 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder Archuleta County, Colorado, that property on which is located two (2) two-story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declara-tion of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded.

Unpaid Assessments & Costs: \$6,025.10 Attorneys Fees: \$1,000.00

Total: \$7.025.10 William A Sebastian and Patricia G Sebastian, lien No. 179003843 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7501, Building 1, Unit Week Number 13 in that property which is described as a parcel of land being a portion of Parcel B, Third Re plat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder Archuleta County, Colorado, that property on which is located two (2) two-story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declara-tion of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded.

Unpaid Assessments & Costs: \$4,696.56 Attorneys Fees: \$1,000.00

Total: \$5,696.56 Jesse D Foiles and Trinidad P Foiles, lien No. 179004023 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7504, Building 1, Unit Week Number 5 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder. Archuleta County, Colorado, that property on which is located two (2) two-story buildings containing four units per building, which are designated, respectively, as Building 1, Units 7501, 7502, 7503 and 7504; and Building 2, Units 7505, 7506, 7507, and 7508 as per Plat File No. 331 A-E, Reception No. 0168713, and which are subject to that certain Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded

Unpaid Assessments & Costs: \$9,234.31 Attorneys Fees: \$1,000.00

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY, Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30234 PLAINTIFF:

OWNER'S ASSOCIATION, INC

DEFENDANT(S): WILLIAM AND MARY FOUNDATION LLC. ET AL

TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Condominium and Interval Ownership dated December 30, 1988, recorded January 6, 1989 at Beception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Inter val Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book

COMBINED NOTICE OF FORECLOSURE SALE OF

280. Page 213, with the Office of the County Clerk and for Archuleta County, Colorado, at such time as the final as-built plat has been recorded. Under a Judgment and Decree of Foreclosure entered July 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without

limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): William and Mary Foundation LLC, Callahan & Zalinsky Associates LLC, Farada Family Holdings LLC, Ken L and Patti L Fabrick, Vance Johnston, Dennis Skinner, Norberto Sabier Medina, Traveling Wishes Network LLC, EZ Timeshare Solutions Inc., Frederick Baumann, Judy Baumann and Tommy L Stover

Evidence of Debt: Declaration of Condominium and sterval Ownership dated December 30, 1988, recorded January 6, 1989 at Reception No. 0160495, Book 239, Page 2 and Second Amendment to Declaration of Condominium and Interval Ownership for Village Pointe Condominiums recorded January 16, 1990, at Reception No. 0168714, Book 280, Page 213, with the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat

has been recorded. Current Holder of evidence of debt secured by the Declaration: Village Pointe Property Owner's Association,

Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104,

6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Village Pointe Property Owner's Association, Inc. ebt: Timeshare Owner's Assessments due to Associa tion in the amount of

William and Mary Foundation LLC \$8210.60 Callahan & Zalinsky Associates LLC \$8210.60 Farada Family Holdings LLC \$6874.92 Ken L and Patti L Fabrick \$13938.02 Vance Johnston, Dennis Skinner and Norberto Sabier Medina \$7025.10

Traveling Wishes Network LLC \$7025.10 EZ Timeshare Solutions Inc. \$7025.10 Frederick Baumann, Judy Baumann \$10312.07 Tommy L Stover \$9250.59

Amount of Judgment Entered on July 28, 2016: See attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.

The covenants of said Declaration have been violated

as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016 in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: [11/10/16] Last Publication: Name of Publication: [Pagosa Springs Sun] NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-

38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. 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.
A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE.

THE LIEN BEING FORECLOSED MAY NOT BE A IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2. YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY

INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. This Sheriff's Notice of Sale is signed September 8,

Tonya Hamilton, Undersheriff, Archuleta County, Colorado

By: /s/ Tonya Hamilton

Exhibit A
Detail Listing of Judgment Calculations

As of July 28, 2016
Defendant/Property Matter Amount William and Mary Foundation LLC, lien No. 178917878 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7510, Building 3, Unit Week Number 13 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515,

Unpaid Assessments & Costs: \$7,210.60 Attorneys Fees: \$1,000.00

Total: \$8 210 60 n & Zalinsky Associates LLC, lien No. 178918058 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7507, Building 2, Unit Week Number 29 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E. under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515, 7516.

Unpaid Assessments & Costs: \$7,210.60

Attornevs Fees: \$1,000.00 Farada Family Holdings LLC, lien No. 178918678 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7514, Building 4, Unit Week Number 46 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515,

Unpaid Assessments & Costs: \$5,874.92

Attorneys Fees: \$1,000.00 Total: \$6,874.92 Ken L Fabrick and Patti L Fabrick, lien No. 178920617 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7515, Building 4, Unit Week Number 9 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village ake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, The property has located upon it two buildings described as Building 3, contain ing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515, 7516.

Unpaid Assessments & Costs: \$12,938.02 Attorneys Fees: \$1,000.00

Total: \$13.938.02 Vance Johnston, Dennis Skinner Jr., and Norberto Sabier Medina, lien No. 178914024 filed in Archuleta County, CO on 11/17/2015, against the following de scribed "Timeshare Property" to wit: Unit Number 7509, Building 3, Unit Week Number 18 in that property which is described as a parcel of land being a portion of Parcel B. Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated,

respectively, as Units 7513, 7514, 7515, 7516. Unpaid Assessments & Costs: \$6,025.10 Attorneys Fees: \$1,000.00 Total: \$7,025.10

Traveling Wishes Network LLC, lien No. 178914305 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7509, Building 3, Unit Week Number 1 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515,

Unpaid Assessments & Costs: \$6,025.10 Attorneys Fees: \$1,000.00

EZ Timeshare Solutions Inc., lien No. 178915062 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7510, Building 3, Unit Week Number 34 in that property which is described as a parcel of land being a portion of Parcel B. Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado, The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515,

Unpaid Assessments & Costs: \$6,025.10 Attorneys Fees: \$1,000.00

Total: \$7.025.10

Frederick Baumann and Judy Baumann, lien No. 178915369 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7511, Building 3, Unit Week Number 38 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E. under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County, Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 con tains four units designated, respectively, as Units 7513,

7514, 7515, 7516. Unpaid Assessments & Costs: \$9,312.07 Attorneys Fees: \$1,000.00

Total: \$10,312.07 Tommy L Stover, lien No. 179101118 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7514, Building 4, Unit Week Number 34 in that property which is described as a parcel of land being a portion of Par-cel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase II recorded in Plat File No. 332-332A-E, under Reception No. 171189 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to the First Supplemental Declaration to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase II recorded May 3, 1990, Reception No. 171190, Book 292, Page 242, in the Office of the County Clerk and Recorder for Archuleta County Colorado. The property has located upon it two buildings described as Building 3, containing four units designated, respectively, as Units 7509, 7510, 7511 and 7512; and Building 4 contains four units designated, respectively, as Units 7513, 7514, 7515, 7516. Unpaid Assessments & Costs: \$8,250.59

Attorneys Fees: \$1,000.00 Total: \$9,250.59 Published October 13, 20, 27, November 3 and 10, 2016

in The Pagosa Springs SUN. CIRCUIT COURT, ARCHULETA COUNTY. COLORADO Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30235 PLAINTIFF: VILLAGE POINTE PROPERTY OWNER'S ASSOCIATION, INC

SUSAN HAASE, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM
This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315. Page 350 within the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded. Under a Judgment and Decree of Foreclosure entered July 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without

limitation the real property described as follows See Exhibit "A" attached hereto and made apart hereof Separate Owner(s): Susan Haase, The Thrown Apple LLC, ST Hamm Management LLC, ST Hamm Management LLC, Poy Developers LLC, Billy R Brown, Carolyn M Brown, J Mays Investments LLC, Hannah Rae Elizabeth Boyd, Jaxon Dean Anderson, Michael K Jakymiw

and Denise A Jakymiw Evidence of Debt: Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350 within the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded. Current Holder of evidence of debt secured by the Dec-

laration: Village Pointe Property Owner's Association, Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there-

in described including, but not limited to, the payment of attorneys' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104. 6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Village Pointe Property Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Associa-

tion in the amount of Susan Haase \$6183.10 The Thrown Apple LLC \$7025.10 ST Hamm Management LLC \$7025.10 ST Hamm Management LLC \$7597.90 Pov Developers LLC \$7025.10 Billy R Brown and Carolyn M Brown \$7860.58 J Mays Investments LLC \$8210.60

Michael K Jakymiw and Denise A Jakymiw \$6465.22 Amount of Judgment Entered on July 28, 2016: See at-

tached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act

Hannah Rae Elizabeth Boyd and Jaxon Dean Anderson

THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016 in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Granton and the heirs and assigns of said Grantor therein, sub-ject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all

as provided by law. First Publication: Last Publication: [11/10/16]

Name of Publication: [Pagosa Springs Sun]
NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-

38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.
A NOTICE OF INTENT TO REDEEM FILED PURSU-

ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

IF YOU BELIEVE THAT A LENDER OR SERVICER

HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. This Sheriff's Notice of Sale is signed September 8,

2016. Tonya Hamilton, Undersheriff. Archuleta County, Colorado

By: /s/ Tonya Hamilton

Attorneys Fees: \$1,000.00 Total: \$6,183.10

Exhibit A **Detail Listing of Judgment Calculations** As of July 28, 2016
Defendant/Property Matter Amount

Susan Haase, lien No. 179003934 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7518, Building 5, Unit Week Number 30 in that property which is described as a parcel of land being a portion of Parcel B. Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323. Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532. Unpaid Assessments & Costs: \$5,183.10

The Thrown Apple LLC lien No. 179008883 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7526, Building 6, Unit Week Number 36 in that property which is described as a parcel of land being a portion of Parcel B. Third Replat of South Village Lake. recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and

7524: and Building 6 containing eight units designated

respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532. Unpaid Assessments & Costs: \$6,025.10 Attorneys Fees: \$1,000.00

Total: \$7.025.10 ST Hamm Management LLC, lien No. 179012562 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7528, Building 6, Unit Week Number 36 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception

No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532 Unpaid Assessments & Costs: \$6,025.10

Attornevs Fees: \$1,000.00

Total: \$7,025.10

ST Hamm Management LLC, lien No. 179012687 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7529, Building 6, Unit Week Number 27 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third

ums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Amendment to Declaration of Protective Covenants

and Interval Ownership for Village Pointe Condomini

Unpaid Assessments & Costs: \$6.597.90 Attorneys Fees: \$1,000.00

Total: \$7,597.90

Total: 57,597.90
Poy Developers LLC, lien No. 179013123 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7527, Building 6, Unit Week Number 11 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Build-

ing 5, containing eight units designated, respectively, as

Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529,

7520, 7531 and 7532. Unpaid Assessments & Costs: \$6,025.10

Attornevs Fees: \$1,000.00

Total: \$7,025.10
Billy R Brown and Carolyn M Brown, lien No. 179001557 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7519, Building 5, Unit Week Number 35 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property nas located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated

respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532. Unpaid Assessments & Costs: \$6,860.58 Attorneys Fees: \$1,000.00

Total: \$7,860.58

J Mays Investments LLC, lien No. 179000997 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7519, Building 5, Unit Week Number 22 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$7,210.60 Attorneys Fees: \$1,000.00

Total: \$8.210.60

Hannah Rae Elizabeth Boyd and Jaxon Dean Ander son, lien No. 179002688 filed in Archuleta County, CO on 11/17/2015, against the following described "Time-share Property" to wit: Unit Number 7519, Building 5, Unit Week Number 4 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350.The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532. Unpaid Assessments & Costs: \$7,229.60

Attorneys Fees: \$1,000.00 Total: \$8,229.60 Michael K Jakymiw and Denise Jakymiw, lien No. 179005368 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7521, Building 5, Unit Week Number 6 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder,

Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350.The property has located upon it two buildings described as Building 5, containing eight units designated respectively, as Units 7517, 7518, 7519, 7520, 7521

7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532. Unpaid Assessments & Costs: \$5,465.22 Attorneys Fees: \$1,000.00 Total: \$6 465 22

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN. CIRCUIT COURT, ARCHULETA COUNTY, COLORADO Court Address: 449 San Juan St. PO Box 148

Pagosa Springs CO 81147 Case Number: 2015CV30236 VILLAGE POINTE PROPERTY OWNER'S ASSOCIATION, INC.

DEFENDANT(S): EVELYN STIENKE, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE
AND REDEEM AGAINST SEPARATE DEFENDANT(S Evelyn Steinke, Evelyn Steinke, Gary M Worth, June C Worth, Arthur V Martinez, Michael L Thornhill, Cynthia

D Thornhill, Jacqueline Anne Gibb, David R Bishop, Larry W Ferrell and Laura A Barber

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interva Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350 within the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat has been recorded. Under a Judgment and Decree of Foreclosure entered July 28, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without

limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Separate Owner(s): Evelyn Steinke, Evelyn Steinke Gary M Worth, June C Worth, Arthur V Martinez, Michael L Thornhill, Cynthia D Thornhill, Jacqueline Anne Gibb, David R Bishop, Larry W Ferrell and Laura A

Evidence of Debt: Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990 Reception No. 176323, Book 315, Page 350 within the Office of the County Clerk and Recorder for Archuleta County, Colorado, at such time as the final as-built plat

has been recorded. Current Holder of evidence of debt secured by the Declaration: Village Pointe Property Owner's Association Obligations Secured: The Declaration provides that it

secures the payment of the Debt and obligations therein described including, but not limited to, the payment of Agent: John D. Alford, Attorney at Law, Reg. No. 43104,

6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Village Pointe Property Owner's Association. Inc. ebt: Timeshare Owner's Assessments due to Association in the amount of

Evelyn Steinke \$8210.60 Evelyn Steinke \$8185.60 Gary M Worth and June C Worth \$10264.85 Arthur V Martinez \$11215.52
Michael L Thornhill and Cynthia D Thornhill \$7025.10

Jacqueline Anne Gibb \$7737.44 David R Bishop \$7025.10 Larry W Ferrell and Laura A Barber \$12144.31

Amount of Judgment Entered on July 28, 2016: See attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act
THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will

at 10 o'clock A.M., on Wednesday, December 7, 2016 in the Office of the Archuleta County Sheriff, Civil Divi-

NOTICE OF FORECLOSURE SALE OF TIMESHARE

■ See Public Notices B14

DECLARATION.

sion, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law. First Publication: [10/13/16]

[11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER

DATE. THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-

ANOTICE OF INTENT TO REDEEM FILED FORGS-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE.
THE LIEN BEING FORECLOSED MAY NOT BE A

FIRST LIEN. IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

The name, address, and business telephone numbe of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903.
Attached hereto as EXHIBIT B are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure

proceeding.

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY

INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. This Sheriff's Notice of Sale is signed September 8,

Tonya Hamilton, Undersheriff, Archuleta County, Colorado By: /s/ Tonya Hamilton

Exhibit A Detail Listing of Judgment Calculations
As of July 28, 2016

Defendant/Property Matter Amount Evelyn Stienke, lien No. 179005715 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7517, Building 5, Unit Week Number 28 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350.The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$7,210.60 Attorneys Fees: \$1,000.00 Total: \$8.210.60 Evelyn Stienke, lien No. 179005723 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7523 Building 5, Unit Week Number 27 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recordec in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interva Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350.The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518

7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532. Unpaid Assessments & Costs: \$7,185.60 Attorneys Fees: \$1,000.00 Total: \$8 185 60 Gary M Worth and June C Worth, lien No. 179007844

filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7523, Building 5, Unit Week Number 51 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County. Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Re ception No. 176323, Book 315, Page 350, The property has located upon it two buildings described as Building containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated respectively, as Units 7525, 7526, 7527, 7528, 7529 7520, 7531 and 7532.

Unpaid Assessments & Costs: \$9,264.85 Attorneys Fees: \$1,000.00 Total: \$10,264.85

Arthur V Martinez, lien No. 179007893 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7525, Building 6, Unit Week Number 46 in that property which is described as a parcel of land being a portion of Parcel B. Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interva Ownership for Village Pointe Condominiums Phase II recorded November 21, 1990, Reception No. 176323 Book 315, Page 350. The property has located upon i two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532. Unpaid Assessments & Costs: \$10,215.52

Attorneys Fees: \$1,000.00 Total: \$11,215.52 Michael L Thornhill and Cynthia D Thornhill, lier No. 179009154 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7526, Building 6, Unit Week Number 46 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No 130304, in the Office of the County Clerk and Recorder Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County Colorado and is subject to that Second Supplementa Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded Novem 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings de scribed as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527 7528 7529 7520 7531 and 7532 Attorneys Fees: \$1,000.00

Total: \$7.025.10

Jacqueline Anne Gibb, lien No. 179012307 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7529, Building 6, Unit Week Number 46 in that property which is described as a parcel of land being a portion of Parcel B, Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Recep tion No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condomini-ums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532

Unpaid Assessments & Costs: \$6,737.44 Attorneys Fees: \$1,000.00

David R Bishop, lien No. 179014147 filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7526, Building 6, Unit Week Number 10 in that property which is described as a parcel of land being a portion of Parcel B. Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County, Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323. Book 315, Page 350. The property has located upon it two buildings described as Building 5, containing eight units designated, respectively, as Units 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6

containing eight units designated, respectively, as Units 7525, 7526, 7527, 7528, 7529, 7520, 7531 and 7532 Unpaid Assessments & Costs: \$6,025.10 Attorneys Fees: \$1,000.00 Larry W Ferrell and Laura A Barber, lien No. 179024054

filed in Archuleta County, CO on 11/17/2015, against the following described "Timeshare Property" to wit: Unit Number 7526, Building 6, Unit Week Number 2 in that property which is described as a parcel of land being a portion of Parcel B. Third Replat of South Village Lake, recorded as Reception No. 130304, in the Office of the County Clerk and Recorder, Archuleta County Colorado. The property is described as Village Pointe Phase III as recorded in Plat Filed No. 238A-F under Reception No. 179324 in the Office of the County Clerk and Recorder for Archuleta County, Colorado and is subject to that Second Supplemental Declaration and Third Amendment to Declaration of Protective Covenants and Interval Ownership for Village Pointe Condominiums Phase III recorded November 21, 1990, Reception No. 176323, Book 315, Page 350. The property has located upon it two buildings described as Building , containing eight units designated, respectively, as nits 7517, 7518, 7519, 7520, 7521, 7522, 7523 and 7524; and Building 6 containing eight units designated respectively, as Units 7525, 7526, 7527, 7528, 7529

7520, 7531 and 7532 Unpaid Assessments & Costs: \$11,144.31 Attorneys Fees: \$1,000.00 Total: \$12.144.31

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

DISTRICT COURT, ARCHULETA COUNTY, COLORADO Court Address: 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30136 PEREGRINE PROPERTY OWNERS ASSOCIATION INC.

DEFENDANT(S) ST HAMM MANAGEMENT LLC, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM AGAINST SEPARATE DEFENDANTS. ST Hamm Management LLC, Sandi Werner, Dwight E Werner, Gail Leatherwood, Charles Banyard, John

Stevens, Callahan & Zalinsky Associates LLC, W Louis McDonald and Michele C Giguere This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declara-tion of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, Inc., recorded the 2nd day of August, 1990 under Reception No. 173556, as recorded in the office of the County Clerk

and Recorder of Archuleta County, Colorado, at Book 303, Page 104, et al. Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): ST Hamm Management LLC, Sandi Werner

Dwight E Werner, Gail Leatherwood, Charles Banyard

John Stevens, Callahan & Zalinsky Associates LLC, W Louis McDonald and Michele C Giguere Evidence of Debt: Declaration of Protective Covenants and Internal Ownership for Peregrine Property Owners Association, recorded the 2nd day of August. 1990 under Reception No. 173556 as recorded in the office of the County Clerk and Recorder for Archuleta County, Colorado, at Book 202, Page 104, Et al. First nental Declaration of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, recorded the 2nd day of August, 1990 under Reception No. 98002628 as recorded in the office of

Current Holder of evidence of debt secured by the Declaration: Peregrine Property Owners Association, Inc.
Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations theren described including, but not limited to, the payment of attorneys' fees and costs.

the County Clerk and Recorder for Archuleta County

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Peregrine Property Owners Association, Inc.

Debt: Timeshare Owner's Assessments due to Association in the amount of ST Hamm Management LLC \$6,308.08 Sandi Werner and Dwight E Werner \$2.803.72

Gail Leatherwood \$6,634.12 Charles Banyard \$5,196.57 John Stevens \$3.843.25

Callahan & Zalinsky Associates LLC \$10,237.90 W Louis McDonald \$7.004.19 Michele C Giguere \$5,087.84 Amount of Judgment Entered on August 18, 2016. See

attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

ENCUMBERED BY THE LIEN PURSUANT TO THE

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantand the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as

provided by law. First Publication: Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY F THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO. A NOTICE OF INTENT TO CURE PURSUANT TO \$38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR

TO THE FIRST SCHEDULED SALE DATE OR ANY

IF THE SALE DATE IS CONTINUED TO A LATER

DATE TO WHICH THE SALE IS CONTINUED.

DATE. THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.

A NOTICE OF INTENT TO REDEEM FILED PURSU-THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE.
THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804

Rogers Ave., Suite B, Fort Smith, Arkansas 72903.
Said proceeding may result in the loss of property in which you have an interest and may create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure proceeding

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT This Sheriff's Notice of Sale is signed September 14,

Tonya Hamilton, Undersheriff, Archuleta County, Colorado By: /s/ Tonya Hamilton

Exhibit A Detail Listing of Judgment Calculations As of August 18, 2016

Defendant/Property Matter Amount ST Hamm Management LLC, lien No. 179814843 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 98,000 /35,486,000 undivided fee simple absolute interest in Units 7803, 7804, 7805 and 7806 in Buildings 2 and 3, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase I, as depicted on the Plat recorded in Reception Number 173553 Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 173556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County,

Unpaid Assessments & Costs: \$5,308.08 Attorneys Fees: \$1,000.00

Total: \$6,308.08 Sandie N Werner and Dwight E Werner, lien No. 179811559 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 126,000 /17,743,000 undivided fee simple absolute interest in Units 7833-7834 in Building 17, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat recorded in Reception Number 98002629, subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$1,803.72

Attorneys Fees: \$1,000.00 Gail Leatherwood, lien No. 179811583 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 54,000 /17,743,000 undivided fee simple absolute interest in Units 7833-7834 in Building 17, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat re-corded in Reception Number 98002629, subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colo-

Unpaid Assessments & Costs: \$5,634.12 Attornevs Fees: \$1,000.00

Total: \$6,634.12 Charles Banyard, lien No. 179811658 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 77,000 /17,743,000 undivided fee simple absolute interest in Units 7833-7834 in Building 17, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat recorded in Reception Number 98002629, subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colo-

Jnpaid Assessments & Costs: \$4,196.57 Attorneys Fees: \$1,000.00

Total: \$5 196 57 John Stevens, lien No. 179812201 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7835-7836 in Building 18, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase IV as denicted on the Plat recorded in Reception Number 98002629, subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colo-

Unpaid Assessments & Costs: \$2,843.25

Total: \$3.843.25 Callahan & Zalinsky Associates LLC, lien No. 179812870 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 195,000 /17,743,000 undivided fee simple absolute interest in Units 7835-7836 in Building 18, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat recorded in Reception Numbe 002629, subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for eregrine Townhouses recorded at Reception Number 98002628, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$9,237.90 Attorneys Fees: \$1,000.00

Total: \$10,237.90 W Louis McDonald, lien No. 179812938 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 154,000 /17,743,000 undivided fee simple absolute interest in Units 7835-7836 in Building 18, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat recorded in Reception Number 98002629. subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$6,004.19

Attorneys Fees: \$1,000.00

Michele C Giquere, lien No. 179813217 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 98,000 /17,743,000 undivided fee simple absolute interest in Jnits 7835-7836 in Building 18, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat recorded in Reception Number 98002629, subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628. and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$4,087.84 Attornevs Fees: \$1,000.00 Published October 13, 20, 27, November 3 and 10, 2016

in The Pagosa Springs SUN. DISTRICT COURT, ARCHULETA COUNTY,

Court Address 449 San Juan St PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30137 PLAINTIFF: PEREGRINE PROPERTY OWNERS

ASSOCIATION INC.

ST HAMM MANAGEMENT LLC. ET AL COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM AGAINST SEPARATE DEFENDANTS, ST Hamm Management LLC, TriVe Holdings LLC, Peter Nolte, Holger Nolte, William G Rodarte, Jean M Rodarte, Kim K Bair, Danny R Frazier, Kimberly S Frazier, Sedrick Lamon Reed, Justin Roy Brown II. Margaret Garcia, Mauricio Garcia, Carole Diane Wagner, James D Holm, Mildred C Holm, Morgan Lynch

LLC and Svacationman LLC This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declara-tion of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, Inc., recorded the 2nd day of August, 1990 under Reception No. 173556, as recorded in the office of the County Clerk and Recorder of Archuleta County, Colorado, at Book 303, Page 104, et al.

Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am or dered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): ST Hamm Management LLC, TriVe Holdings LLC, Peter Nolte, Holger Nolte, William G Rodarte, Jean M Rodarte, Kim K Bair, Danny R Frazier, Kimberly S Frazier, Sedrick Lamon Reed, Justin Roy Brown II, Margaret Garcia, Mauricio Garcia, Carole Diane Wag-James D Holm, Mildred C Holm, Morgan Lynch LLC and Svacationman LLC

Evidence of Debt: Declaration of Protective Covenants and Internal Ownership for Peregrine Property Owners Association, recorded the 2nd day of August 1990 under Reception No. 173556 as recorded in the office of the County Clerk and Recorder for Archuleta County, Colorado, at Book 202, Page 104, Et al. First Supplemental Declaration of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, recorded the 2nd day of August, 1990 under Reception No. 98002628 as recorded in the office of the County Clerk and Recorder for Archuleta County,

Current Holder of evidence of debt secured by the Declaration: Peregrine Property Owners Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there in described including, but not limited to, the payment of attornevs' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Peregrine Property Owners Association, Inc. Debt: Timeshare Owner's Assessments due to Associa-

tion in the amount of ST Hamm Management LLC \$5,154.34 TriVe Holdings LLC \$2,870.92 Peter Nolte and Holger Nolte \$4,188.11 William G Rodarte and Jean M Rodarte \$3,520.21 Kim K Bair \$5,945.48 Danny R Frazier and Kimberly S Frazier \$9,430.86

Sedrick Lamon Reed \$3,243.02 Justin Roy Brown II \$7,307.93 Margaret Garcia, Mauricio Garcia and Carole Diane Wagner \$9,689.66
James D Holm and Mildred C Holm \$4,644.16

Morgan Lynch LLC \$7,347.75 Svacationman LLC \$8,178.44 Amount of Judgment Entered on August 18, 2016.

See attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grant-or and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as

provided by law. First Publication: Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO

CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

FIRST LIEN. IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN \$38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

PROCESS. The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B. Fort Smith, Arkansas 72903. Said proceeding may result in the loss of property in which you have an interest and may create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure proceeding

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

This Sheriff's Notice of Sale is signed September 14, 2016. Tonya Hamilton, Undersheriff, Archuleta County, Colorado By: /s/ Tonya Hamilton

Exhibit A Detail Listing of Judgment Calculations As of August 18, 2016

Defendant/Property Matter Amount ST Hamm Management LLC, lien No. 179813316 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 126,000 /17,743,000 undivided fee simple absolute interest in Units 7835-7836 in Building 18, as tenants in common

with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat recorded in Reception Number 98002629. subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628 and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$4,154.34

Attorneys Fees: \$1,000.00

Trive Holdings LLC, lien No. 179813522 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 49,000 /17 743.000 undivided fee simple absolute interest in Units 7837-7838 in Building 19, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat recorded in Reception Number 98002629, subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628. and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$1,870.92 Attornevs Fees: \$1,000.00

Total: \$2,870.92

Peter Nolte and Holger Nolte, lien No. 179813555 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 49,000 /17.743.000 undivided fee simple absolute interest in Units 7837-7838 in Building 19, as tenants in commor with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat recorded in Reception Number 98002629, subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628 and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County Colorado

Unnaid Assessments & Costs: \$3 188 11 Attorneys Fees: \$1,000.00

Total: \$4,188.11 William G Rodarte and Jean M Rodarte, lien No 179813597 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 308,000 /17,743,000 undivided fee simple absolute interest in Units 7835-7836 in Building 18, as tenants in common with the other undivided interest own ers of said building of Peregrine Townhouses Phase IV as depicted on the Plat recorded in Reception Number 98002629, subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colora Unpaid Assessments & Costs: \$2,520.21

Attorneys Fees: \$1,000.00 Total: \$3,520.21

Kim K Bair, lien No. 179813779 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 141,000 /17,743,000 undivided fee simple absolute interest in Units 7837-7838 in Building 19, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat re-corded in Reception Number 98002629, subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colo-

Unpaid Assessments & Costs: \$4,945.48 Attorneys Fees: \$1,000.00

Total: \$5,945.48 Danny R Frazier and Kimberly S Frazier, lien No. 179813829 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 105.000 /17.743.000 undivided fee simple absolute interest in Units 7837-7838 in Building 19, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat recorded in Reception Number 98002629, subject to First Supplemental Declaration Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628, and any amendments and supplements thereto, all in the Office of the County Clerk and Re-

corder in and for Archuleta County. Colorado Unpaid Assessments & Costs: \$8,430.86 Attorneys Fees:

\$1,000.00

Total: \$9,430.86 Sedrick Lamon Reed, lien No. 179813977 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7837-7838 in Building 19, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat recorded in Reception Number 98002629. subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628. and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$2,243.02

Attornevs Fees: \$1,000.00

Total: \$3,243.02

Justin Roy Brown II, lien No. 179814330 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 126,000 /17.743.000 undivided fee simple absolute interest in Units 7837-7838 in Building 19, as tenants in commor with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat recorded in Reception Number 98002629 subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628. and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$6,307.93 Attorneys Fees: \$1,000.00

Total: \$7.307.93 Margaret Garcia, Mauricio Garcia and Carole Diane Wagner. lien No. 179814652 filed in Archuleta County CO on 8/13/15, against the following described "Time-share Property" to wit: A 154,000 /17,743,000 undivided fee simple absolute interest in Units 7837-7838 in Building 19, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat recorded in Recep-tion Number 98002629, subject to First Supplementa Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$8,689.66 Attorneys Fees: \$1,000.00

Total: \$9.689.66 James D Holm and Mildred C Holm, lien No. 179900188 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 84,000 /17,743,000 undivided fee simple absolute interest in Units 7837-7838 in Building 19, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat recorded in Reception Number 98002629, subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine nhouses recorded at Reception Number 98002628 and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$3.644.16

Attorneys Fees: \$1,000.00 Total: \$4,644.16 Morgan Lynch LLC, lien No. 430001370 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 139,000/17,743,000 undivided fee simple absolute interest in Units 7821-7822 in Building 11, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as denicted on the Plat recorded in Recention Number 98002629, subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628, and any amendments and supplements thereto, all in the Office of the County Clerk and Be-

corder in and for Archuleta County, Colora Unpaid Assessments & Costs: \$6,344.75 Attorneys Fees: \$1,000.00

Svacationman LLC, lien No. 430001545 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 154 000/17.743.000 undivided fee simple absolute nterest in Units 7821-7822 in Building 11, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase IV, as depicted on the Plat recorded in Reception Number 98002629, subject to First Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 98002628, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado

Unpaid Assessments & Costs: \$7,178.44 Attornevs Fees: \$1,000.00 Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

DISTRICT COURT, ARCHULETA COUNTY, COLORADO Court Address 449 San Juan St PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30138 PLAINTIFF: PEREGRINE PROPERTY OWNERS ASSOCIATION INC.

HARRIS BUILDERS INC., ET AL COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM AGAINST SEPARATE DEFENDANTS, Harris Builders Inc., Charles Banyard, Caribbean Resales, Jenny Hetei, Robert Brunacini DBA S West Taxidermy, Elmer L Lorenson, Eleanor L Lorenson,

Bernard G Bell Jr., Geneva J Bell and Maria Anderson This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, Inc., recorded the 2nd day of August, 1990 under Reception No. 173556, as recorded in the office of the County Clerk and Recorder of Archuleta County, Colorado, at Book 303. Page 104. et al.

Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows. See Exhibit "A" attached hereto and made apart hereof Owner(s): Harris Builders Inc., Charles Banyard, Caribbean Resales, Jenny Hetei, Robert Brunacini DBA S West Taxidermy, Elmer L Lorenson, Eleanor L Lorenson, Bernard G Bell Jr., Geneva J Bell and Maria

Evidence of Debt: Second Supplemental Declaration of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, recorded the 2nd day of August, 1990 under Reception No. 99006556 as recorded in the office of the County Clerk and Recorder for Archuleta County, Colorado.

Current Holder of evidence of debt secured by the Dec-

laration: Peregrine Property Owner's Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there

in described including, but not limited to, the payment of attorneys' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903

Association Assessments Due to: Peregrine Property Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Association in the amount of

Harris Builders Inc. \$14,618.45 Charles Banyard \$2,541.50 Caribbean Resales \$3,871.63 Jenny Hetei \$4,050.85
Robert Brunacini DBA S West Taxidermy \$5,837.55

See attached Exhibit "A"

Elmer L Lorenson and Eleanor L Lorenson \$2,806.20 Bernard G Bell Jr. and Geneva J Bell \$4,125.12 Maria Anderson \$9,512.74
Amount of Judgment Entered on August 18, 2016:

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as

First Publication: Last Publication: [11/10/16]

YOU MAY HAVE AN INTEREST IN THE REAL PROP ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR

RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.
A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH

THE LIEN BEING FORECLOSED MAY NOT BE A IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE

The name, address, and business telephone number of each of the attorneys representing the holder of the

evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Said proceeding may result in the loss of property in which you have an interest and may create personal debt against you. You may wish to seek the advice of

your own private attorney concerning your rights in relation to this foreclosure proceeding. INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Tonva Hamilton, Undersheriff,

Detail Listing of Judgment Calculations As of August 18, 2016 Defendant/Property Matter Amount Harris Builders Inc., lien No. 179900402 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 308,000 /17.743.000 undivided fee simple absolute interest in Units 7839-7840 in Building 20, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556,

Unpaid Assessments & Costs: \$13,618.45 Attorneys Fees: \$1,000.00 Reception Number 99006555, subject to Second

Clerk and Recorder in and for Archuleta County, Colo

Total: \$2.541.50 Caribbean Resales, lien No. 179901681 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 49,000 /17,743,000 undivided fee simple absolute interest in Units 7839-7840 in Building 20, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555 subject to Second Supplemental Declaration of Protect tive Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556 and any amendments and supplements thereto, all in

Jenny Hetei, lien No. 179901707 filed in Archuleta County, CO on 8/13/15, against the following described

Robert Brunacini DBA S West Taxidermy, lien No. 179902804 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7841-7842 in Building 21, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Re-

Attorneys Fees: \$1,000.00 Elmer L Lorenson and Eleanor L Lorenson, lien No

179903620 filed in Archuleta County, CO on 8/13/15,

■ See Public Notices B15

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will provided by law.

Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS

IF THE SALE DATE IS CONTINUED TO A LATER

THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE.

PROHIBITION ON DUAL TRACKING IN §38-38-103.2 YOU MAY FILE A COMPLAINT WITH THE COLO RADO ATTORNEY GENERAL (1-800-222-4444). THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

Division, 449 San Juan Street, Pagosa Springs, Colo-

This Sheriff's Notice of Sale is signed September 14,

Archuleta County, Colorado By: /s/ Tonya Hamilton Exhibit A

and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Total: \$14,618.45 Charles Banyard, lien No. 179901103 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 49,000 /17,743,000 undivided fee simple absolute interest in Units 7839-7840 in Building 20, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V as depicted on the Plat recorded Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments

and supplements thereto, all in the Office of the County

Unpaid Assessments & Costs: \$1,541.50 Attorneys Fees: \$1,000.00

the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$2,871.63 Attorneys Fees: \$1,000.00 Total: \$3,871.63

"Timeshare Property" to wit: A 77,000 /17,743,000 undivided fee simple absolute interest in Units 7839-7840 in Building 20, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colo-

Unpaid Assessments & Costs: \$3,050.85 Attorneys Fees: \$1,000.00 Total: \$4,050.85

corder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$4,837.55

against the following described "Timeshare Property" to wit: A 28,000 /17,743,000 undivided fee simple absolute interest in Units 7841-7842 in Building 21, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado,

Unpaid Assessments & Costs: \$1,806.20 Attorneys Fees: \$1,000.00 Total: \$2.806.20

Bernard G Bell Jr. and Geneva J Bell, lien No 179903802 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 48,000 /17,743,000 undivided fee simple absolute interest in Units 7845-7846 in Building 23, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$3,125.12 Attorneys Fees: \$1,000.00

Total: \$4.125.12 Maria Anderson, lien No. 179904388 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7845-7846 in Building 23, as tenants in common with the other undivided interest owners of said building of Peregrine
Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colo

Unpaid Assessments & Costs: \$8,512.74 Attorneys Fees: \$1,000.00 Total: \$9,512.74 Published October 13, 20, 27, November 3 and 10, 2016 in *The Pagosa Springs SUN*.

DISTRICT COURT, ARCHULETA COUNTY, COLORADO Court Address: 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30139 PEREGRINE PROPERTY OWNERS

ASSOCIATION INC. DEFENDANT(S):

ART V MARTINEZ, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE
AND REDEEM AGAINST SEPARATE DEFENDANTS. Art V Martinez, Isabel J Martinez, Gregory L Hopper, Mitzi G Hopper, Interval Weeks Inventory LLC, Karen

L Capozzi, Norma H Linderholm and Clyde Stafford

Linderholm

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declara tion of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, Inc., recorded the 2nd day of August, 1990 under Reception No. 173556, as recorded in the office of the County Clerk and Recorder of Archuleta County, Colorado, at Book 303, Page 104, et al.

Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows See Exhibit "A" attached hereto and made apart hereof Owner(s): Art V Martinez, Isabel J Martinez, Gregory L Hopper, Mitzi G Hopper, Interval Weeks Inventory LLC, Karen L Capozzi, Norma H Linderholm and Clyde Staf-

Evidence of Debt: Second Supplemental Declaration of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, recorded the 2nd day of August, 1990 under Reception No. 99006556 as recorded in the office of the County Clerk and Recorder

Current Holder of evidence of debt secured by the Declaration: Peregrine Property Owner's Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of

for Archuleta County, Colorado.

attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Peregrine Property Owner's Association, Inc.

Debt: Timeshare Owner's Assessments due to Association in the amount of Art V Martinez and Isabel J Martinez \$7.373.17 Gregory L Hopper and Mitzi G Hopper \$9,541.37

Interval Weeks Inventory LLC \$7,524.08 Karen L Capozzi \$4,958.21 Norma H Linderholm and Clyde Stafford Linderholm

\$5,350,88 Amount of Judgment Entered on August 18, 2016:

See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act
THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION. The covenants of said Declaration have been violated

as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016 in the Office of the Archuleta County Sheriff, Civil Divi-

sion, 449 San Juan Street, Pagosa Springs, Colorado sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paving the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law. First Publication:

[10/13/16] Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR

RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOF TO THE FIRST SCHEDULED SALE DATE OR ANY

DATE TO WHICH THE SALE IS CONTINUED. 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. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH

THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2 YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Said proceeding may result in the loss of property in which you have an interest and may create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in rela-

tion to this foreclosure proceeding.

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

This Sheriff's Notice of Sale is signed September 14, Tonya Hamilton, Undersheriff Archuleta County, Colorado
By: /s/ Tonya Hamilton
Exhibit A

Detail Listing of Judgment Calculations
As of August 18, 2016

Defendant/Property Matter Amount

Art V Martinez and Isabel J Martinez, lien No. 179904818 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 126,000 /17,743,000 undivided fee simple absolute interest in Units 7845-7846 in Building 23, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declara tion of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$6,373.17

Attorneys Fees: \$1,000.00 Total: \$7,373,17

Iotal: \$7,373.17
Gregory L Hopper and Mitzi G Hopper, lien No. 179905054 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7845-7846 in Building 23, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$8,541.37

Attorneys Fees: \$1,000.00 Total: \$9,541.37

Interval Weeks Inventory LLC, lien No. 179905765 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 126,000 /17,743,000 undivided fee simple absolute interest in Units 7847-7848 in Building 24, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555. subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado.
Unpaid Assessments & Costs: \$6,524.08 Attorneys Fees: \$1,000.00

Karen I. Canozzi lien No. 179907415 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7847-7848 in Building 24, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colo-

Unpaid Assessments & Costs: \$3,958.21 Attorneys Fees: \$1,000.00

Norma H Linderholm and Clyde Stafford Linderholm lien No. 179908397 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 182,000 /17,743,000 undivided fee simple absolute interest in Units 7849-7850 in Building 25, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$4,350.88 Attorneys Fees: \$1,000.00 ished October 13, 20, 27, November 3 and 10, 2016

in The Pagosa Springs SUN. DISTRICT COURT, ARCHULETA COUNTY. Court Address: 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30140 PLAINTIFF: PEREGRINE PROPERTY OWNERS

ASSOCIATION INC. DEFENDANT(S): TONY F CARROLL, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM AGAINST SEPARATE DEFENDANTS. Stanley Krol, John A Reak, Leslie L Armendiz, Christopher T Kelly, Anne J Kelly, Vacation Solutions LLC, Janice M Johner, Dale Shaw, B Izena Shaw, Richard N McBride, Fonda F McBride, Leo Group Enterprises

LLC, Carl J Meyers II and Margaret L Meyers
This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, Inc., recorded the 2nd day of August, 1990 under Reception No. 173556, as recorded in the office of the County Clerk and Recorder of Archuleta County, Colorado, at Book 303, Page 104, et al.

Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): Stanley Krol John A Beak Leslie L Armendiz, Christopher T Kelly, Anne J Kelly, Vacation Solutions LLC, Janice M Johner, Dale Shaw, B Izena Shaw, Richard N McBride, Fonda F McBride, Leo Group Enterprises LLC, Carl J Meyers II and Margaret L Meyers Evidence of Debt: Second Supplemental Declaration of Protective Covenants and Internal Ownership for Pe egrine Property Owner's Association, recorded the 2nd day of August, 1990 under Reception No. 99006556 as recorded in the office of the County Clerk and Recorder for Archuleta County, Colorado,

Current Holder of evidence of debt secured by the Declaration: Peregrine Property Owner's Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of

Agent: John D. Alford, Attorney at Law, Reg. No. 43104. 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Peregrine Property Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Association in the amount of

Stanley Krol \$4,514.76 John A Reak \$9,595.10 Leslie L Armendiz \$8,898,28 Christopher T Kelly and Anne J Kelly \$4,532.50 Vacation Solutions LLC \$4,728.44 Janice M Johner \$3,465.32 Dale Shaw and B Izena Shaw \$6,774.78

Richard N McBride and Fonda F McBride \$7,399.07 Leo Group Enterprises LLC \$4,251.48 Carl J Meyers II and Margaret L Meyers \$3,659.07 Amount of Judgment Entered on August 18, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act
THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016. in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein. subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as

provided by law. First Publication: [10/13/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT

TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-

38-104 C.R.S., SHALL BE FILED WITH THE OFFICER
AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER

DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.
A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH

THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2. YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name address and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903.

Said proceeding may result in the loss of property in which you have an interest and may create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure proceeding.

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY

INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. This Sheriff's Notice of Sale is signed September 14,

Tonva Hamilton, Undersheriff, Archuleta County, Colorado By: /s/ Tonya Hamilton

Exhibit A Detail Listing of Judgment Calculations As of August 18, 2016

Defendant/Property Matter Amount
Stanley Krol, lien No. 179913025 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 77,000 /17,743,000 undivided fee simple absolute interest in Units 7849-7850 in Building 25, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colo-

Unpaid Assessments & Costs: \$3,514.76 Attorneys Fees: \$1,000.00

Total: \$4,514.76

John A Reak, lien No. 430000372 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 126,000/17,743,000 undivided fee simple absolute interest in Units 7843-7844 in Building 22, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V. as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colo-

Unpaid Assessments & Costs: \$8,595.10 Attorneys Fees: \$1,000.00

Total: \$9.595.10 Total: \$9,595.10
Leslie L Armendariz, lien No. 430001230 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 195,000/17,743,000 undivided fee simple absolute interest in Units 7843-7844 in Building 22, as tenants common with the other undivided interest owners of said building of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$7,898.28

Attorneys Fees: \$1,000.00 Total: \$8.898.28

Christopher T Kelly and Anne J Kelly, lien No. 430001628 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 118,000 /17,743,000 undivided fee simple absolute interest in Units 7845-7846 in Building 23, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supple tion of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplement thereto, all in the Office of the County Clerk and Becorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$3,532.50

Attorneys Fees: \$1,000.00

Vacation Solutions LLC, lien No. 430003541 filed in Archuleta County, CO on 8/13/15, against the follow ing described "Timeshare Property" to wit: A 49.000 /17,743,000 undivided fee simple absolute interest in Units 7841-7842 in Building 21, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556. and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$3,728.44 Attorneys Fees: \$1,000.00

Janice M Johner, lien No. 430003558 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 105,000/17,743,000 undivided fee simple absolute interest in Units 7843-7844 undivided interest owners of said building of Peregrine Townhouses Phase V. as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colo-

rado. Unpaid Assessments & Costs: \$2,465.32 Attorneys Fees: \$1,000.00 Total: \$3,465,32

Dale L Shaw and B Izena Shaw, lien No. 439901927 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 154,000/17,743,000 undivided fee simple absolute interest in Units 7843-7844 in Building 22, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V. as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$5,774.78

Richard N McBride and Fonda F McBride, lien No. 439901943 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 88,000/17,743,000 undivided fee simple absolute interest in Units 7843-7844 in Building 22, as tenants mmon with the other undivided interest owners of said building of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$6,399.07 Attorneys Fees: \$1,000.00 Total: \$7.399.07

Attorneys Fees: \$1,000.00

Total: \$6,774,78

Leo Group Enterprises LLC, lien No. 439902313 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 126,000/17,743,000 undivided fee simple absolute interest in Units 7843-7844 in Building 22, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$3,251.48 Attorneys Fees: \$1,000.00

Total: \$4.251.48 Carol J Meyers II and Margaret L Meyers, lien No 439902453 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 49,000/17,743,000 undivided fee simple absolute interest in Units 7843-7844 in Building 22, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase V, as depicted on the Plat recorded in Reception Number 99006555, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, ColoradoCa Unpaid Assessments & Costs: \$2,659.07 Attorneys Fees: \$1,000.00

Total: \$3 659 07 Published October 13, 20, 27, November 3 and 10, 2016 in *The Pagosa Springs SUN*.

DISTRICT COURT, ARCHULETA COUNTY, COLORADO Court Address: 449 San Juan St. PO Box 148 Pagosa Springs CO 81147

Case Number: 2015CV30141 PLAINTIFF:
PEREGRINE PROPERTY OWNERS ASSOCIATION INC.

DEFENDANT(S): DENRICK BRUCE, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM AGAINST SEPARATE DEFENDANTS Denrick Bruce, Marcus Family Vacations LLC, Arthur V Harris, Anna R Harris, Sunshine Groves of Central Florida LLC, Phillip Johnson, Chris Johnson, Darrell

Ray Tomlin, Debra Leigh Tomlin and ST Hamm Management LLC This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, Inc., recorded the 2nd day of August, 1990 under Reception No. 173556, as recorded in the office of the County Clerk and Recorder of Archuleta County, Colorado, at Book

303. Page 104. et al. Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): Denrick Bruce, Marcus Family Vacations LLC, Arthur V Harris, Anna R Harris, Sunshine Groves of Central Florida LLC, Phillip Johnson, Chris Johnson, Darrell Ray Tomlin, Debra Leigh Tomlin and ST Hamm

Evidence of Debt: Second Supplemental Declaration of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, recorded the 2nd day of August, 1990 under Reception No. 99006556 as recorded in the office of the County Clerk and Recorder for Archuleta County, Colorado.

Current Holder of evidence of debt secured by the Declaration: Peregrine Property Owner's Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of

attorneys' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Peregrine Property Owner's Association, Inc.

Debt: Timeshare Owner's Assessments due to Association in the amount of Denrick Bruce \$6,157,77 Marcus Family Vacations LLC \$5,124.79
Arthur V Harris and Anna R Harris \$4,922.58 Sunshine Groves of Central Florida LLC \$2,572.62 Phillip Johnson and Chris Johnson \$5,493.24 Darrell Ray Tomlin and Debra Leigh Tomlin \$7,663.36

ST Hamm Management LLC \$7,499.08 Amount of Judgment Entered on August 18, 2016 See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act

THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION. The covenants of said Declaration have been violated

as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun] NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO \$38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-

TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANOTICE OF INTERNATION REDELIM FILED FORSO-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN. IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2 YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

PROCESS. The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Said proceeding may result in the loss of property in which you have an interest and may create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure proceeding.

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY

INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. This Sheriff's Notice of Sale is signed September 14, 2016. Tonya Hamilton, Undersheriff,

Archuleta County, Colorado By: /s/ Tonya Hamilton Exhibit A **Detail Listing of Judgment Calculations** As of August 18, 2016
Defendant/Property Matter Amount

County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7859-7860 in Building 30, as tenants in common with the other undivided interest owners of said building of Peregrine whhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded

at Reception Number 99006556, and any amendments

and supplements thereto, all in the Office of the County

Clerk and Recorder in and for Archuleta County, Colo-

in Archuleta County, CO on 8/13/15, against the follow

Denrick Bruce, lien No. 179903174 filed in Archuleta

rado. Unpaid Assessments & Costs: \$5,157.77 Attorneys Fees: \$1,000.00 Marcus Family Vacations LLC, lien No. 179909247 filed

ing described "Timeshare Property" to wit: A 105.000 /17,743,000 undivided fee simple absolute interest in Units 7851-7852 in Building 26, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974. subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in

the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$4,124.79

Attorneys Fees: \$1,000.00 Total: \$5,124.79

Arthur V Harris and Anna R Harris, lien No. 179910492 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 118,000 /17,743,000 undivided fee simple absolute interest in Units 7851-7852 in Building 26, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depict on the Plat recorded in Reception Number 99011974. subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556 and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$3,922.58

Attornevs Fees: \$1,000.00

Total: \$4,922.58 Sunshine Groves of Central Florida LLC, lien No. 179910609 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 105.000 /17.743.000 undivided fee simple absolute interest in Units 7851-7852 in Building 26, as tenants in common with the other undivided interest own ers of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership fo Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado

Unpaid Assessments & Costs: \$1,572.62 Attorneys Fees: \$1,000.00 Total: \$2,572.62

Phillip Johnson and Chris Johnson, lien No. 179910856 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7859-7860 in Building 30, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership to Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$4,493.24

Attorneys Fees: \$1,000.00 Total: \$5 493 24

Darrell Ray Tomlin and Debra Leigh Tomlin, lien No. 179911227 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 126,000 /17,743,000 undivided fee simple absolute interest in Units 7853-7854 in Building 27, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$6,663.36 Attorneys Fees: \$1,000.00

Total: \$7,663.36 ST Hamm Management LLC, lien No. 179911318 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 154,000 /17,743,000 undivided fee simple absolute interest in Units 7853-7854 in Building 27, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974. subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556. and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$6,499.08

Attorneys Fees: \$1,000.00

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN. DISTRICT COURT, ARCHULETA COUNTY, COLORADO Court Address: 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30142 PI AINTIFF

PEREGRINE PROPERTY OWNERS

ASSOCIATION INC. DEFENDANT(S):

PETRUS VACATION RENTALS LLC, ET AL
COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM AGAINST SEPARATE DEFEN-DANTS, Petrus Vacation Rentals LLC, Sydney Anne Foster-Duldner, Heather Parrott, Janet L Salam

William C Keathley, A Bonner Green, Pamela J Green, Timeshare Holding Company LLC, Anthony Grahame, Caribbean Resales, and Laurie L Bussey This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declara-tion of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, Inc., recorded the 2nd day of August, 1990 under Reception No. 173556, as recorded in the office of the County Clerk

and Recorder of Archuleta County, Colorado, at Book 303, Page 104, et al. Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): Petrus Vacation Rentals LLC, Sydney Anne Foster-Duldner, Heather Parrott, Janet L Salameno. William C Keathley, A Bonner Green, Pamela J Green, Timeshare Holding Company LLC, Anthony Grahame,

Caribbean Resales, and Laurie L Bussey Evidence of Debt: Second Supplemental Declaration of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, recorded the 2nd day of August, 1990 under Reception No. 99006556 as recorded in the office of the County Clerk and Recorder

for Archuleta County, Colorado. Current Holder of evidence of debt secured by the Declaration: Peregrine Property Owner's Association, Inc.
Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there in described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Peregrine Property Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Associa-

tion in the amount of Petrus Vacation Rentals LLC \$27,407.41 Sydney Anne Foster-Duldner \$3,376.22 Heather Parrott, \$4,376.96 Janet L Salameno and William C Keathley \$4,972.20 A Bonner Green and Pamela J Green \$5,844.06 Timeshare Holding Company LLC \$8,119.95

Anthony Grahame \$6,330,97 Caribbean Resales \$4,208.16 Laurie L Bussey \$6,160.26 Amount of Judgment Entered on August 18, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare nterest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act
THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerate same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE <u>INTEREST</u>
THEREFORE, NOTICE IS HEREBY GIVEN that I will,

at 10 o'clock A.M., on Wednesday, December 7, 2016. in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein. subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law. First Publication: [10/13/16] Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY

OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. 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.
A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE.

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN. IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A

COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS. The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Said proceeding may result in the loss of property in which you have an interest and may create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in rela-tion to this foreclosure proceeding.

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

This Sheriff's Notice of Sale is signed September 14, 2016. Tonya Hamilton, Undersheriff, Archuleta County, Colorado

By: /s/ Tonya Hamilton Exhibit A
Detail Listing of Judgment Calculations

As of August 18, 2016 Defendant/Property Matter Amount Petrus Vacation Rentals LLC, lien No. 179911714 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 840,000 /17,743,000 undivided fee simple absolute interest in Units 7853-7854 in Building 27, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556 and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$26,407.41 Attorneys Fees: \$1,000.00

Total: \$27,407.41 Sydney Anne Foster-Duldner, lien No. 179911797 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 64,000 /17,743,000 undivided fee simple absolute interest in Units 7853-7854 in Building 27, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine
Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$2,376.22 Attorneys Fees: \$1,000.00

Total: \$3,376.22 Heather Parrott, lien No. 179911870 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 154,000 /17,743,000 undivided fee simple absolute interest in Units 7853-7854 in Building 27, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colo

Unpaid Assessments & Costs: \$3,376.96 Attorneys Fees: \$1,000.00

Total: \$4,376.96 Janet L Salameno and William C Keathley, lien No. 179911953 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7857-7858 in Building 29, as tenants in common with the other undivided interest own ers of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$3,972.20 Attorneys Fees: \$1,000.00

Total: \$4,972.20 A Bonner Green and Pamela J Green, lien No. 179912407 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 77,000 /17,743,000 undivided fee simple absolute interest in Units 7855-7856 in Building 28, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declara-tion of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Re-

corder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$4,844.06 Attorneys Fees: \$1,000.00

Timeshare Holding Company LLC, lien No. 179912449 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 154,000 /17,743,000 undivided fee simple absolute interest in Units 7855-7856 in Building 28, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Re-

corder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$7,119.95 Attorneys Fees: \$1,000.00

Total: \$8.119.95 Anthony Grahame, lien No. 179912829 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 126,000 /17,743,000 undivided fee simple absolute interest in Units 7855-7856 in Building 28, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine
Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado Unpaid Assessments & Costs: \$5,330.97 Attorneys Fees: \$1,000.00

Total: \$6.330.97 Caribbean Resales, lien No. 179913199 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 49,000 /17,743,000 undivided fee simple absolute interest in Units 7857-7858 in Building 29, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$3,208.16 Attorneys Fees: \$1,000.00

Laurie L Bussey, lien No. 179913322 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7857-7858 in Building 29, as tenants in common with the other undivided interest owners of said building of Peregrine

■ See Public Notices B16

Total: \$4,208.16

Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colo-

Unpaid Assessments & Costs: \$5,160.26 Attorneys Fees: \$1,000.00

Total: \$6,160.26 Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

DISTRICT COURT, ARCHULETA COUNTY, COLORADO Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30143 PLAINTIFF: PEREGRINE PROPERTY OWNERS ASSOCIATION INC.

DEFENDANT(S)

GEORGE BARKAS, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE
AND REDEEM AGAINST SEPARATE DEFENDANTS,

George Barkas, Memorable Vacations LLC, Elliot's World LLC, Bessie H McHenry, Glenn Gilcrest, Beverly Gilcrest, The Middle Seat LLC, Gregory McClanahan, Robert A Michales, and ST Hamm Management LLC
This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declara ion of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, Inc., recorded the 2nd day of August, 1990 under Reception No. 173556, as recorded in the office of the County Clerk and Recorder of Archuleta County, Colorado, at Book

303, Page 104, et al. Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including ithout limitation the real property described as follows See Exhibit "A" attached hereto and made apart hereo Owner(s): George Barkas, Memorable Vacations LLC, Elliot's World LLC, Bessie H McHenry, Glenn Gilcrest, Beverly Gilcrest, The Middle Seat LLC, Gregory McClanahan, Robert A Michales, and ST Hamm Managemen

Evidence of Debt: Second Supplemental Declaration of Protective Covenants and Internal Ownership for Per egrine Property Owner's Association, recorded the 2nd day of August, 1990 under Reception No. 99006556 as recorded in the office of the County Clerk and Recorder

for Archuleta County, Colorado.
Current Holder of evidence of debt secured by the Declaration: Peregrine Property Owner's Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there in described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Peregrine Property Owner's Association, Inc.

Debt: Timeshare Owner's Assessments due to Association in the amount of George Barkas \$6,693.13

Memorable Vacations LLC \$3,514.42

Elliot's World LLC \$18,235.57
Bessie H McHenry, Glenn Gilcrest and Beverly Gilcrest \$9.276.59

The Middle Seat LLC \$4,603.09 Gregory McClanahan, Robert A Michales \$4,993.82 ST Hamm Management LLC \$20,655.23 Amount of Judgment Entered on August 18, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR

RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO §38 38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. 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. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH

THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE.

THE LIEN BEING FORECLOSED MAY NOT BE A

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2 YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Said proceeding may result in the loss of property in which you have an interest and may create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in rela-

tion to this foreclosure proceeding.

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

This Sheriff's Notice of Sale is signed September 14,

Tonva Hamilton, Undersheriff, Archuleta County, Colorado By: /s/ Tonya Hamilton Exhibit A

Detail Listing of Judgment Calculations As of August 14, 2016

Defendant/Property Matter Amount George Barkas, lien No. 179913488 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 210,000 /17,743,000 undivided fee simple absolute interest in Units 7857-7858 in Building 29, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colo-

rado.

Unpaid Assessments & Costs: \$5,693.13 Attorneys Fees: \$1,000.00 Total: \$6.693.13 Memorable Vacations LLC, lien No. 179913587 filed in Archuleta County, CO on 8/13/15, against the follow ing described "Timeshare Property" to wit: A 77,000 /17,743,000 undivided fee simple absolute interest in Units 7857-7858 in Building 29, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974 subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine

Townhouses recorded at Reception Number 99006556 and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$2,514.42

Attornevs Fees: \$1,000.00 Total: \$3,514.42

Elliot's World LLC, lien No. 179913843 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7857-7858 in Building 29, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat record ed in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colo-

Unpaid Assessments & Costs: \$17,235.57 Attorneys Fees: \$1,000.00

Total: \$18.235.57

Bessie H McHenry, Glenn Gilcrest and Beverly Gilcrest, lien No. 179914619 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7857-7858 in Building 29, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colo-

Unpaid Assessments & Costs: \$8,276.59

Attorneys Fees: \$1,000.00

Total: \$9,276.59 The Middle Seat LLC, lien No. 179914726 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 77,000 /17.743.000 undivided fee simple absolute interest in Units 7855-7856 in Building 28, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556. and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$3,603.09 Attorneys Fees: \$1,000.00 Total: \$4.603.09

Gregory R McClanahan and Robert Michales, lien No. 179915434 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 126,000 /17,743,000 undivided fee simple absolute interest in Units 7859-7860 in Building 30, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI. as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$3,993.82 Attorneys Fees: \$1,000.00 Total: \$4.993.82

ST Hamm Management LLC, lien No. 179916424 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 262,000 /17,743,000 undivided fee simple absolute interest in Units 7857-7858 in Building 29, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974. subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine nhouses recorded at Reception Number 99006556 and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado Unpaid Assessments & Costs: \$19.655.23

Attorneys Fees: \$1,000.00 Total: \$20.655.23

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

DISTRICT COURT, ARCHULETA COUNTY, COLORADO 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30144 PEREGRINE PROPERTY OWNERS

ASSOCIATION INC. DEFENDANT(S): DWIGHT E WERNER, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM This Notice of Public Judicial Foreclosure Sale is given

pursuant to the specific assessment lien in the Declaration of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, Inc., recorded the 2nd day of August, 1990 under Reception No. 173556, as recorded in the office of the County Clerk and Recorder of Archuleta County, Colorado, at Book 303, Page 104, et al.

Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): Dwight E Werner, Sandi N Werner, Deborah A Herdman, W Louis McDonald, Jackie Blackbird, Danny Blackbird and Kurtis S Sanders

Evidence of Debt: Second Supplemental Declaration of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, recorded the 2nd day of August, 1990 under Reception No. 99006556 as recorded in the office of the County Clerk and Recorder for Archuleta County, Colorado.

Current Holder of evidence of debt secured by the Declaration: Peregrine Property Owner's Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104,

6804 Rogers Ave., Suite B. Ft. Smith, Arkansas 72903 Association Assessments Due to: Peregrine Property Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Association in the amount of

Dwight E Werner and Sandi N Werner \$2,941.84 Deborah A Herdman \$20,802.31 W Louis McDonald \$4,583.80

Jackie Blackbird and Danny Blackbird \$2,405.24 Kurtis S Sanders \$4,896.25 Amount of Judgment Entered on August 18, 2016: See

attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grant-or and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law

First Publication: [10/13/16] Last Publication [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO. A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER

AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO

CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE

THE LIEN BEING FORECLOSED MAY NOT BE A IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name, address, and business telephone numbe of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Said proceeding may result in the loss of property in which you have an interest and may create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure proceeding.

INTENT TO CURE OR REDEEM, as provided by the

aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY

INFORMATION OBTAINED MAY BE USED FOR THAT This Sheriff's Notice of Sale is signed September 14,

Tonya Hamilton, Undersheriff, Archuleta County, Colorado
By: /s/ Tonya Hamilton
Exhibit A

Detail Listing of Judgment Calculations
As of August 18, 2016

Defendant/Property Matter Amount
Dwight E Werner and Sandi N Werner, lien No. 179916671 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 97,000 /17,743,000 undivided fee simple absolute interest in Units 7859-7860 in Building 30, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number . 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$1,941.84 Attorneys Fees: \$1,000.00 Total: \$2 941 84

Deborah A Herdman, lien No. 429902661 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 315,000 /17,743,000 undivided fee simple absolute interest in Units 7853-7854 in Building 27, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556 and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$19,802.31

Attorneys Fees: \$1,000.00 Total: \$20,802.31 W Louis McDonald, lien No. 430005280 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 49,000 /17,743,000 undivided fee simple absolute interest in Units 7855-7856 in Building 28, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974. subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$3,583.80

Attorneys Fees: \$1,000.00

Jackie Blackbird and Danny Blackbird, lien No. 520003351 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 28,000 /17,743,000 undivided fee simple absolute interest in Units 7861-7862 in Building 31, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declara-tion of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$1,405.24

Attorneys Fees: \$1 000 00 Kurtis S Sanders, lien No. 550002323 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 84,000 /17,743,000 un-

divided fee simple absolute interest in Units 7861-7862 Building 31, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VI, as depicted on the Plat recorded in Reception Number 99011974, subject to Second Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 99006556, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colo-

Unpaid Assessments & Costs: \$3,896.25 Attorneys Fees: \$1,000.00 Total: \$4,896,25

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

DISTRICT COURT, ARCHULETA COUNTY, Court Address: 449 San Juan St PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30145

PLAINTIFF: PERFORINE PROPERTY OWNERS ASSOCIATION INC.

v. DEFENDANT(S): JENNIFER GÀRCIA, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM AGAINST SEPARATE DEFENDANTS. Jennifer Garcia, John Bakker-Sedillo, Vacation

Tate, Casey C Tate, Florida Barter & Travel LLC, ST Hamm Management LLC, Jeremy Graham, Roger T Bawek, and Stephanie Bawek This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, Inc., record-

Ventures LLC, Valhalla Enterprises LLC, Karen Lacev

ed the 2nd day of August, 1990 under Reception No. 173556, as recorded in the office of the County Clerk and Recorder of Archuleta County, Colorado, at Book 303, Page 104, et al. Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including

without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): Jennifer Garcia, John Bakker-Sedillo, Vacation Ventures LLC, Valhalla Enterprises LLC, Karen Lacey Tate, Casey C Tate, Florida Barter & Travel LLC. ST Hamm Management LLC, Jeremy Graham, Roger T Bawek, and Stephanie Bawek Evidence of Debt: Subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Num-

ber 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County. Colorado. Current Holder of evidence of debt secured by the Declaration: Peregrine Property Owner's Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Peregrine Property Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Association in the amount of

Jennifer Garcia, John Bakker-Sedillo, \$12,119.15 Vacation Ventures LLC, \$5,972.53 Valhalla Enterprises LLC, \$4,455,78 Karen Lacey Tate, Casey C Tate, \$5,803.46 Florida Barter & Travel LLC, \$3,385.70 ST Hamm Management LLC, \$5,877.34 Jeremy Graham, \$8,516.55 Roger T Bawek, and Stephanie Bawek \$7,144,67

Amount of Judgment Entered on August 18, 2016: See attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

payable NOTICE OF FORECLOSURE SALE OF TIMESHARE

THEREFORE. NOTICE IS HEREBY GIVEN that I will at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law. First Publication:

Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun] <u>NOTICE OF RIGHTS</u>

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED, A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO §38-3-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO

CURE MAY ALSO BE EXTENDED.
A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE.

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN. IF YOU BELIEVE THAT A LENDER OR SERVICER

HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372) OR BOTH BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Said proceeding may result in the loss of property in which you have an interest and mat create personal

debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure proceeding. INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

This Sheriff's Notice of Sale is signed September 14, 2016. Tonya Hamilton, Undersheriff. Archuleta County, Colorado

By: /s/ Tonya Hamilton Exhibit A
Detail Listing of Judgment Calculations

As of August 18, 2016
Defendant/Property Matter Amount Jennifer Garcia and John Bakker-Sedillo, lien No. 420000135 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 210,000 /17,743,000 undivided fee simple absolute interest in Units 7863-7864 in Building 32, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VII, as depicted on the Plat recorded in Reception Number 20005495, subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$11,119.15

Attornevs Fees: \$1,000.00

Vacation Ventures LLC, lien No. 420000812 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 105,000 /17.743.000 undivided fee simple absolute interest in Units 7863-7864 in Building 32, as tenants in commor with the other undivided interest owners of said building of Peregrine Townhouses Phase VII, as depicted on the Plat recorded in Reception Number 20005495, subject to Third Supplemental Declaration of Protecive Covenants and Interval Ownership for Peregrir Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$4,972.53 Attorneys Fees: \$1,000.00

Total: \$5.972.53 Valhalla Enterprises LLC, lien No. 420000994 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 210,000 /17,743,000 undivided fee simple absolute interest in Units 7865-7866 in Building 33, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VII, as depicted on the Plat recorded in Reception Number 20005495, subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$3,455.78

Attorneys Fees: \$1,000.00 Total: \$4 455 78 Karen Lacy Tate and Casey C Tate, lien No. 420001380 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7865-7866 in Building 33, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VII. as depicted on the Plat recorded in Reception Number 20005495, subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unnaid Assessments & Costs: \$4,803.46 Attorneys Fees: \$1,000.00 Total: \$5,803.46 Florida Barter & Travel LLC, lien No. 420001745 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7869-7870 in Building 35, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VII, as depicted on the Plat recorded in Reception Number 20005495 subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414 and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$2,385.70 Attorneys Fees: \$1,000.00

ST Hamm Management LLC, lien No. 420001851 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7869-7870 in Building 35, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VII, as depicted on the Plat recorded in Reception Number 20005495 subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414. and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$4,877.34 Attornevs Fees: \$1,000.00 Total: \$5,877.34

Jeremy Graham, lien No. 420002271 filed in Archuleta

County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 158,000 /17,743,000 undivided fee simple absolute interest in Units 7867-7868 in Building 34, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VII, as depicted on the Plat recorded in Reception Number 20005495, subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, ColoUnpaid Assessments & Costs: \$7.516.55 Attorneys Fees: \$1,000.00

Total: \$8.516.55 Roger T Bawek and Stephanie Bawek, lien No 420002404 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 126,000 /17,743,000 undivided fee simple absolute interest in Units 7867-7868 in Building 34, as tenants in common with the other undivided interest own ers of said building of Peregrine Townhouses Phase VII as depicted on the Plat recorded in Recention Number 20005495, subject to Third Supplemental Declaration of Protective Covenants and Interval Owner ship for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$6,144.67

Attorneys Fees: \$1,000.00 Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

DISTRICT COURT, ARCHULETA COUNTY, COLORADO Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30146 PI AINTIFF PEREGRINE PROPERTY OWNERS ASSOCIATION INC.

DEFENDANT(S): MARY V FEY, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM This Notice of Public Judicial Foreclosure Sale is given

pursuant to the specific assessment lien in the Declara-tion of Protective Covenants and Internal Ownership for

Peregrine Property Owner's Association, Inc., recorded the 2nd day of August, 1990 under Reception No. 173556, as recorded in the office of the County Clerk and Recorder of Archuleta County, Colorado, at Book 303, Page 104, et al. Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): Mary V Fey, John L Tremaine, Virginia L Tremaine, Donald L Grapensteter, Violet N Grapensteter, Quixote Strategies LLC, Everett H Elmer, Margaret A Elmer, The Cardenas Family Trust LLC, Norm Camou,

LLC, Barry Mathew Ladden, Indi Perry-Ladden, Mark A Trusiak and Bridgette F Trusiak
Evidence of Debt: Subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Num ber 20002414, and any amendments and supplements

Leah R Camou, W Louis McDonald, Ronald D Bodrero

Carolynne H Bodrero, Callahan & Zalinsky Associate

thereto, all in the Office of the County Clerk and Re corder in and for Archuleta County, Colorado. Current Holder of evidence of debt secured by the Declaration: Peregrine Property Owner's Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there-in described including, but not limited to, the payment of

attornevs' fees and costs. ent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Property Owner's Association, Inc.

Debt: Timeshare Owner's Assessments due to Associa Mary V Fey \$6,401.39 John L Tremaine and Virginia L Tremaine \$3,625.22

Donald L Grapensteter and Violet N Grapensteter \$8.052.53

Quixote Strategies LLC \$6,606.49 Everett H Elmer and Margaret A Elmer \$4,230.72 The Cardenas Family Trust LLC \$7,088.81 Norm Camou and Leah R Camou \$7,519.13 W Louis McDonald \$4,737,48 Ronald D Bodrero and Carolynne H Bodrero \$3,427.05 Callahan & Zalinsky Associates LLC \$7,627.25

Barry Mathew Ladden and Indi Perry-Ladden \$13,015.79 Mark A Trusiak and Bridgette F Trusiak \$5,910.07 Amount of Judgment Entered on August 18, 2016:

See attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016. in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose

of paving the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law. First Publication [10/13/16] Last Publication: [11/10/16]

Name of Publication: [Pagosa Springs Sun] NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY

OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY

DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-

ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN \$38-38-103.2. YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

PROCESS The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804

Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in rela-INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil

Division, 449 San Juan Street, Pagosa Springs, Colo-THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT

This Sheriff's Notice of Sale is signed September 14. Tonya Hamilton, Undersheriff, Archuleta County, Colorado By: /s/ Tonya Hamilton

Exhibit A Detail Listing of Judgment Calculations As of August 18, 2016

Defendant/Property Matter Amount
Mary V Fey, lien No. 430002808 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7867-7868 in Building 34, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VII, as depicted on the Plat record ed in Reception Number 20005495, subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$5,401.39

Attornevs Fees: \$1,000.00 Total: \$6,401.39 John L Tremaine and Virginia L Tremaine, lien No 430002956 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 154,000 /17,743,000 undivided fee simple absolute interest in Units 7867-7868 in Building 34, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VII, as depicted on the Plat recorded in Reception Number 20005495, subject to Third Supplemental Declaration of Protective Covenants and Interval Owner ship for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and

Recorder in and for Archuleta County, Colorado, Unpaid Assessments & Costs: \$2,625.22 Attorneys Fees: \$1,000.00

Total: \$3.625.22 Donald L Grapensteter and Violet N Grapensteter lien No. 430003004 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 154,000 /17,743,000 undivided fee simple absolute interest in Units 7867-7868 in Building 34, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VII, as depicted on the Plat recorded in Reception Number 20005495, subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$7,052.53 Attorneys Fees: \$1,000.00 Total: \$8.052.53

Quixote Strategies LLC, lien No. 430003038 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 154,000 /17,743,000 undivided fee simple absolute interest in Units 7867-7868 in Building 34, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VII, as depicted on the Plat recorded in Reception Number 20005495, subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414 and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$5,606.49 Attorneys Fees: \$1,000.00

Total: \$6,606.49 Everett H Elmer and Margaret A Elmer, lien No. 430003111 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 88,000 /17,743,000 undivided fee simple absolute interest in Units 7867-7868 in Building 34, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VII, as depicted on the Plat recorded in Reception Number 20005495, subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements

thereto, all in the Office of the County Clerk and Re-

corder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$3,230.72 Attorneys Fees: \$1,000.00

The Cardenas Family Trust LLC, lien No. 430004119 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 105,000 /17,743,000 undivided fee simple absolute interest in Units 7867-7868 in Building 34, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VII, as depicted on the Plat recorded in Reception Number 20005495, subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Re-

corder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$6,088.81 Attorneys Fees: \$1,000.00 Total: \$7,088.81 Norm Camou and Leah R Camou, lien No. 430004432 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 105.000 /17.743.000 undivided fee simple absolute interest in Units 7867-7868 in Building 34, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VII, as depicted on the Plat recorded in Reception Number 20005495, subject to Third Supplemental Declaration Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Re-

corder in and for Archuleta County. Colorado. Unpaid Assessments & Costs: \$6,519.13 Attorneys Fees: \$1,000.00

Total: \$7.519.13 Louis McDonald, lien No. 430004515 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 126,000 /17,743,000 undivided fee simple absolute interest in Units 7867-7868 in Building 34, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VII. as depicted on the Plat recorded in Reception Number 20005495 subject to Third Supplemental Declaration of Protect tive Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all ir the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$3,737.48

Attorneys Fees: \$1,000.00 Total: \$4 737 48 Ronald D Bodrero and Carolynne H Bodrero, lien No. 430004804 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 154,000 /17,743,000 undivided fee simple absolute interest in Units 7873-7874 in Building 37, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VII, as depicted on the Plat recorded in Reception Number 20005495, subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supple

ments thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$2,427.05 Attorneys Fees: \$1,000.00 Total: \$3,427.05 Callahan & Zalinsky Associates LLC, lien No. 430005181 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 126,000 /17,743,000 undivided fee simple absolute interest in Units 7873-7874 in Building 37, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VII as depicted on the Plat recorded in Reception Number 20005495, subject to Third Supplemental Dec laration of Protective Covenants and Interval Owner ship for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and

Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$6,627.25 Attorneys Fees: \$1,000.00

Barry Mathew Ladden and Indi Perry-Ladden, lien No. 520003922 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 210,000 /17,743,000 undivided fee simple absolute interest in Units 7869-7870 in Building 35, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VII, as depicted on the Plat recorded in Reception Number 20005495, subject to Third Supplemental Dec-laration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado Unpaid Assessments & Costs: \$12,015.79

Attornevs Fees: \$1,000.00

Total: \$13,015.79 Mark A Trusiak and Bridgette F Trusiak, lien No. 520004466 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 98,000 /17,743,000 undivided fee simple absolute interest in Units 7869-7870 in Building 35, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VII, as depicted on the Plat recorded in Reception Number 20005495, subject to Third Supplemental Declaration Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$4,910.07 Attorneys Fees: \$1,000.00 Total: \$5.910.07 ished October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

DISTRICT COURT, ARCHULETA COUNTY. COLORADO Court Address: 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30147 PLAINTIFF: PEREGRINE PROPERTY OWNERS ASSOCIATION INC.

■ See Public Notices B17

DEFENDANT(S):

STELLA DIRKS, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM AGAINST SEPARATE DEFENDANTS.

Stella Dirks, Robert Lewis and Paula Lewis This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declara-tion of Protective Covenants and Internal Ownership for Peregrine Property Owner's Association, Inc., recorded the 2nd day of August, 1990 under Reception No. 173556, as recorded in the office of the County Clerk and Recorder of Archuleta County, Colorado, at Book 303, Page 104, et al.

Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Owner(s): Stella Dirks, Robert Lewis and Paula Lewis
Evidence of Debt: Subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Current Holder of evidence of debt secured by the Declaration: Peregrine Property Owner's Association, Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there-in described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104,

6804 Rogers Ave., Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Peregrine Property Owner's Association, Inc.

Debt: Timeshare Owner's Assessments due to Association in the amount of Stella Dirks \$3,781.60

Robert Lewis and Paula Lewis \$2,900.64

Amount of Judgment Entered on August 18, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as

provided by law. First Publication: Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOF TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

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.
A NOTICE OF INTENT TO REDEEM FILED PURSU-

ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE.

THE LIEN BEING FORECLOSED MAY NOT BE A

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

PROCESS. The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804

Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure proceeding. INTENT TO CURE OR REDEEM, as provided by the

aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY NFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

This Sheriff's Notice of Sale is signed September 14, 2016.

Tonya Hamilton, Undersheriff, Archuleta County, Colorado By: /s/ Tonya Hamilton Exhibit A

Detail Listing of Judgment Calculations As of August 18, 2016 Defendant/Property Matter Amount

Stella Dirks, lien No. 420005399 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 77,000 /17,743,000 undivided fee simple absolute interest in Units 7883-7884 in Building 42, as tenants in common with the other undivided interest owners of said building of Peregrine Townhouses Phase VIII, as depicted on the Plat recorded in Reception Number 20010666, subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414, and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for Archuleta County, Colo-

Unpaid Assessments & Costs: \$2,781.60 Attorneys Fees: \$1,000.00

Total: \$3,781.60 Robert Lewis and Paula Lewis, lien No. 420005431 filed in Archuleta County, CO on 8/13/15, against the following described "Timeshare Property" to wit: A 77,000 /17,743,000 undivided fee simple absolute interest in Units 7883-7884 in Building 42, as tenants in commor with the other undivided interest owners of said building of Peregrine Townhouses Phase VIII, as depicted on the Plat recorded in Reception Number 20010666 subject to Third Supplemental Declaration of Protective Covenants and Interval Ownership for Peregrine Townhouses recorded at Reception Number 20002414 and any amendments and supplements thereto, all in the Office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$1,900.64 Attorneys Fees: \$1,000.00 Total: \$2,900.64

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY. COLORADO Court Address: 449 San Juan St PO Box 148

Pagosa Springs CO 81147 Case Number: 2015CV30149 PLAINTIFF:

TEAL LANDING VACATION OWNER'S ASSOCIA-TION, INC.

DEFENDANT(S): ORBIN R LESLY, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM AGAINST SEPARATE DEFENDANT. Flinn Enterprises LLC, Nancy Hentel-Quinton, Robert R Quinton, Nathaniel B McMillian, and Petrus Vacation

Rentals LLC
This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Con-dominium for Teal Landing Condominium recorded at Reception Number 20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condo minium recorded at Reception Number 20102923 and any future supplemental Plats or Declarations thereto

all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Separate Owner(s): Flinn Enterprises LLC, Nancy Hentel-Quinton, Robert R Quinton, Nathaniel B McMillian,

and Petrus Vacation Rentals LLC
Evidence of Debt: Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Current Holder of evidence of debt secured by the Declaration: Teal Landing Vacation Owner's Associa-

Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there-in described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Teal Landing Vaca-Debt: Timeshare Owner's Assessments due to Associa-

tion in the amount of Flinn Enterprises LLC \$4980.60

Nancy Hentel-Quinton and Robert R Quinton \$7037.59 Nathaniel B McMillian \$4702.78 Petrus Vacation Rentals LLC \$8759.23 Amount of Judgment Entered on August 18, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act
THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016 in at 10 clock A.M., of Wednesday, December 7, 20 of the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law. First Publication: [10/13/16]

[11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR

RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

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.

A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804

Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure proceeding.

INTENT TO CURE OR REDEEM, as provided by the

aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT This Sheriff's Notice of Sale is signed September 14.

Tonya Hamilton, Undersheriff,

Archuleta County, Colorado By: /s/ Tonya Hamilton Exhibit A

Detail Listing of Judgment Calculations As of August 18, 2016

Defendant/Property Matter Amount Flinn Enterprises LLC, lien No. 170102404 filed in Archuleta County, CO on 9/11/2015, against the follow ing described "Timeshare Property" to wit: Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126, in Teal Landing Condominium, Phase One-As Built Building 11 as depicted on the Plat recorded at Reception Number 20102922, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$3,980.60

Attorneys Fees: \$1,000.00 Total: \$4.980.60 Nancy Hentel-Quinton and Robert R Quinton, lien No. 170104269 filed in Archuleta County, CO on 9/11/2015. against the following described "Timeshare Property" to wit: Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126, in Teal Landing Condominium, Phase One-As Built Building 11 as depicted on the Plat recorded at Reception Number 20102922. subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number20009604, and Second mendment to Declaration of Condominium for Tea Landing Condominium recorded at Reception Number 20102923 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and

Unpaid Assessments & Costs: \$6,037.59 Attorneys Fees: \$1,000.00 Total: \$7.037.59

Recorder in and for Archuleta County, Colorado.

Nathaniel B McMillian, lien No. 170104962 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126, in Teal Landing Condominium, Phase One-As Built Building 11 as depicted on the Plat recorded at Reception Number 20102922, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condo minium recorded at Reception Number 20102923 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$3,702.78 Attorneys Fees: \$1,000.00 Total: \$4.702.78

Petrus Vacation Rentals LLC, lien No. 170105167 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126, in Teal Landing Condominium, Phase One-As Built Building 11 as depicted on the Plat recorded at Reception Number 20102922, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$7,759.23

Attorneys Fees: \$1,000.00 Total: \$8,759.23

Published October 13, 20, 27, November 3 and 10, 2016 in *The Pagosa Springs SUN*.

CIRCUIT COURT, ARCHULETA COUNTY, COLORADO

449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30150

PLAINTIFF: TEAL LANDING VACATION OWNER'S ASSOCIA-TION, INC.

DEFENDANT(S):

RUBEN RIOS, ÉT AL COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM AGAINST SEPARATE DEFENDANT,

Nancy Ricker, Nelson Ricker, Shawn R Orgill, Leah M Orgill, James S Clabaugh, Victoria M Clabaugh, Resort Connections LLC, Poy Developers, Janet Bruns, D & VJ Vacations R&R LLC, and Timeshare

Travel LLC
This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Separate Owner(s): Nancy Ricker, Nelson Ricker, Shawn R Orgill, Leah M Orgill, James S Clabaugh, Victoria M Clabaugh, Resort Connections LLC, Poy Developers, Janet Bruns, D & VJ Vacations R&R LLC, and Timeshare Travel LLC

Evidence of Debt: Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Recention Number 20007580. First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Current Holder of evidence of debt secured by the Declaration: Teal Landing Vacation Owners Association. Inc. Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there in described including, but not limited to, the payment of

attorneys' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104. 6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Teal Landing Vacation Owners Association, Inc.

Debt: Timeshare Owner's Assessments due to Associa-

tion in the amount of Nancy Ricker and Nelson Ricker \$2,534.79 Shawn R Orgill and Leah M OrgilL \$5,053.09 James S Clabaugh and Victoria M Clabaugh \$7,290.93 Resort Connections LLC \$3,379.41 Pov Developers \$5.088.06

Janet Bruns \$3,986.43 D & VJ Vacations R&R LLC \$4,602.55 Timeshare Travel LLC \$4,483.67
Amount of Judgment Entered on August 18, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the me and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication [11/10/16] Last Publication: Name of Publication: [Pagosa Springs Sun] NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-

38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. 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.
A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH

THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903.

Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in rela-INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil

Division, 449 San Juan Street, Pagosa Springs, Colo-THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT

PURPOSE. This Sheriff's Notice of Sale is signed September 14, 2016. Tonva Hamilton, Undersheriff, Archuleta County, Colorado

By: /s/ Tonya Hamilton Exhibit A
Detail Listing of Judgment Calculations As of August 18, 2016

Defendant/Property Matter Amount
Nancy Ricker and Nelson Ricker, lien No. 170107601 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126, in Teal Landing Condominium, Phase One-As Built Building 11 as depicted on the Plat recorded at Reception Number 20102922, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. sessments & Costs: \$1,534.79 Unpaid

Attornevs Fees: \$1,000.00

Shawn R Orgill and Leah M Orgill, lien No. 170107866 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126, in Teal Landing Condominium, Phase One-As Built Building 11 as depicted on the Plat recorded at Reception Number 20102922, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$4,053.09

Attorneys Fees: \$1,000.00 Total: \$5,053.09

James S Clabaugh and Victoria M Clabaugh, lien No. 170108724 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126, in Teal Landing Condominium, Phase One-As Built Building 11 as depicted on the Plat recorded at Reception Number 20102922, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$6,290.93

Attorneys Fees: \$1,000.00 Total: \$7,290.93

Resort Connections LLC, lien No. 170108898 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126, in Teal Landing Condominium, Phase One-As Built Building 11 as depicted on the Plat recorded at Reception Number 20102922, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$2,379,41

Attorneys Fees: \$1,000.00 Total: \$3,379.41

Poy Developers LLC, lien No. 170109409 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126, in Teal Landing Condominium, Phase One-As Built Building 11 as depicted on the Plat re-corded at Reception Number 20102922, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$4,088.06 Attorneys Fees: \$1,000.00

Total: \$5,088.06 Janet Bruns, lien No. 170109896 filed in Archuleta County, CO on 9/11/2015, against the following de-scribed "Timeshare Property" to wit: Unit Numbers 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126, in Teal Landing Condominium, Phase One-As Built Building 11 as depicted on the Plat recorded at Reception Number 20102922, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$2,986.43 Attorneys Fees: \$1,000.00

Total: \$3,986.43 D & VJ Vacations R&R LLC, lien No. 170110019 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numors 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126, in Teal Landing Condominium, Phase One-As Built Building 11 as depicted on the Plat re-corded at Reception Number 20102922, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 and any future supplemental Plats or Declarations thereto,

all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$3,602.55

Attorneys Fees: \$1,000.00 Total: \$4,602.55 Timeshare Travel LLC, lien No. 170809164 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numrs 1111, 1112, 1113, 1114, 1115, 1116, 1121, 1124, 1125 and 1126, in Teal Landing Condominium, Phase One-As Built Building 11 as depicted on the Plat re-corded at Reception Number 20102922, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 and any future supplemental Plats or Declarations thereto,

all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$3,483.67 Attorneys Fees: \$1,000.00

Total: \$4,483.67 Published October 13, 20, 27, November 3 and 10, 2016 in *The Pagosa Springs SUN*.

CIRCUIT COURT, ARCHULETA COUNTY, COLORADO Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30151

PLAINTIFF: TEAL LANDING VACATION OWNER'S ASSOCIA-TION, INC.

DEFENDANT(S): SHAW FABRIC PRODUCTS LLC, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF

TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM AGAINST SEPARATE DEFENDANTS, Wayne Ivan Morley, Interval Weeks Inventory LLC The Jack E Wiedemer Family Living Trust, dated April 17, 1997, Jack E Wiedemer and Loretta M Wiedemer, Trustees, Kenneth W Jonas, John Clark and Brenda

L Clark This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, and First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and nersonal property secured by the Declaration, including vithout limitation the real property described as follows See Exhibit "A" attached hereto and made apart hereo Separate Owner(s): Wayne Ivan Morley, Interval Weeks Inventory LLC, The Jack E Wiedemer Family Living Trust, dated April 17, 1997, Jack E Wiedemer and Loretta M Wiedemer, Trustees, Kenneth W Jonas, John Clark and Brenda L Clark

Evidence of Debt: Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condom recorded at Reception Number 20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923. Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, and First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651 and any future supplemental Plats or Declarations thereto all in the office of the County Clerk and Recorder in and

for Archuleta County, Colorado. Current Holder of evidence of debt secured by the Declaration: Teal Landing Vacation Owners Associa-

Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there-in described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Teal Landing Vacation Owners Association, Inc.

Debt: Timeshare Owner's Assessments due to Association in the amount of Wayne Ivan Morley \$6457.38 Interval Weeks Inventory LLC \$3233.75
The Jack E Wiedemer Family Living Trust, dated April
17, 1997, Jack E Wiedemer and Loretta M Wiedemer,

Trustees \$2908.85 Kenneth W Jonas \$6060.36 John Clark and Brenda L Clark \$4714.00 Amount of Judgment Entered on August 18, 2016:

See attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Divi-

sion, 449 San Juan Street, Pagosa Springs, Colorado. sell to the highest and best bidder for cash, the said rea property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: [11/10/16] Last Publication:

Name of Publication: [Pagosa Springs Sun]
NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR

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A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. 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.
A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH

THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE

CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Said proceeding may result in the loss of property in which you have an interest and mat create persona debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure proceeding.

INTENT TO CURE OR REDEEM, as provided by the

aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY

INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. This Sheriff's Notice of Sale is signed September 14,

By: /s/ Tonya Hamilton Exhibit A Detail Listing of Judgment Calculations

Tonya Hamilton, Undersheriff,

Archuleta County, Colorado

As of August 18, 2016 Defendant/Property Matter Amount
Wayne Ivan Morley, lien No. 170110571 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1211, 1212, 1213, 1214, 1215, 1216, 1221, 1224, 1225 and 1226, in Teal Landing Condominium, Phase Two-As Built Building 12 as depicted on the Plat recorded at Reception Number 20105650, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, and First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and

for Archuleta County, Colorado. Unpaid Assessments & Costs: \$5,457.38 Attorneys Fees: \$1,000.00

Interval Weeks Inventory LLC, lien No. 170112296 filled in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1211, 1212, 1213, 1214, 1215, 1216, 1221, 1224, 1225 and 1226, in Teal Landing Condominium, Phase Two-As Built Building 12 as depicted on the Plat recorded at Reception Number 20105650, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, and First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and

for Archuleta County, Colorado. Unpaid Assessments & Costs: \$2,233.75 Attorneys Fees: \$1,000.00

Total: \$3,233.75 The Jack E Wiedemer Family Living Trust, dated April 17, 1997, Jack E Wiedemer and Loretta M Wiedemer Trustees, lien No. 170113799 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1211, 1212, 1213, 1214, 1215, 1216, 1221, 1224, 1225 and 1226, in Teal Landing Condominium, Phase Two-As Built Building 12 as depicted on the Plat recorded at Reception Number 20105650, subject to the Declaration of Condominium for Teal Landing Condominium ("Declara tion") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, and First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colo-

rado. Unpaid Assessments & Costs: \$1,908.85 Attorneys Fees: \$1,000.00

Total: \$2.908.85

Kenneth W Jonas, lien No. 170113989 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1211, 1212, 1213, 1214, 1215, 1216, 1221, 1224, 1225 and 1226, in Teal Landing Condominium, Phase Two-As Built Building 12 as depicted on the Plat re-corded at Reception Number 20105650, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, and First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$5,060.36

Attorneys Fees: \$1,000.00 Total: \$6,060.36

John W Clark and Brenda L Clark, lien No. 170114177 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1211, 1212, 1213, 1214, 1215, 1216, 1221, 1224, 1225 and 1226, in Teal Landing Condominium, Phase Two-As Built Building 12 as depicted on the Plat recorded at Reception Number 20105650, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium re-corded at Reception Number 20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, and First Supplemental Declaration of Condominium for Teal Landing Condo minium recorded as Reception Number 20105651 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$3,714.00 Attorneys Fees: \$1,000.00 Total: \$4,714.00

Published October 13, 20, 27, November 3 and 10, 2016 in *The Pagosa Springs SUN*. CIRCUIT COURT, ARCHULETA COUNTY, COLORADO 449 San Juan St.

Pagosa Springs CO 81147 Case Number: 2015CV30152 PLAINTIFF: TEAL LANDING VACATION OWNER'S ASSOCIA-

TION, INC. DEFENDANT(S):

PO Box 148

KATHERYN J LEAK, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM AGAINST SEPARATE DEFENDANTS,

Katheryn J Leak, Patsy J Pate, Pamela S McMil-len, Mary Lou Songer, Arnold D Pittenger, Marsha J Pittenger, Felicia Richards, Ludder's Wine LLC and Bennie Doughty
This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, and Second Amendmen

to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, and First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including

without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Separate Owner(s): Katheryn J Leak, Patsy J Pate, Pamela S McMillen, Mary Lou Songer, Arnold D Pittenger, Marsha J Pittenger, Felicia Richards, Ludder's Wine LLC and Bennie Doughty

Evidence of Debt: Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, and First Supplemental

Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Current Holder of evidence of debt secured by the

Declaration: Teal Landing Vacation Owners Associa-

Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903

Association Assessments Due to: Teal Landing Vacation Owners Association, Inc. Debt: Timeshare Owner's Assessments due to Association in the amount of

Katheryn J Leak, Patsy J Pate, and Pamela S McMillen \$3773.28 Mary Lou Songer \$5854.02 Arnold D Pittenger and Marsha J Pittenger, \$6657.57 Felicia Richards \$3316.91 Ludder's Wine LLC \$13,200.71

Bennie Doughty \$3920.04 Amount of Judgment Entered on August 18, 2016: See attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale

granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

DECLARATION The covenants of said Declaration have been violate as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016 in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting

the Association thereunder to have the bid credited to

the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law. First Publication: [10/13/16]

Last Publication:

Name of Publication: [Pagosa Springs Sun] NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR

[11/10/16]

RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED.

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. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH

THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN \$38-38-103.2 YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903.

Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of

your own private attorney concerning your rights in relation to this foreclosure proceeding INTENT TO CURE OR REDEEM, as provided by the

aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civi Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY

INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE This Sheriff's Notice of Sale is signed September 14,

Tonya Hamilton, Undersheriff, Archuleta County, Colorado

By: /s/ Tonya Hamilton

Exhibit A Detail Listing of Judgment Calculations As of August 18, 2016

Defendant/Property Matter Amount Katheryn J Leak, Patsy J Pate and Pamela S McMillen lien No. 170115836 filed in Archuleta County, CO or 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1211, 1212, 1213, 1214 1215, 1216, 1221, 1224, 1225 and 1226, in Teal Land ing Condominium, Phase Two-As Built Building 12 as depicted on the Plat recorded at Reception Number 20105650, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condo minium recorded at Reception Number 20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, and First Supplemen tal Declaration of Condominium for Teal Landing Con dominium recorded as Reception Number 20105651 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$2,773.28 Attorneys Fees: \$1,000.00

Total: \$3,773.28 Mary Lou Songer, lien No. 170116263 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1211, 1212, 1213, 1214, 1215, 1216, 1221, 1224 1225 and 1226, in Teal Landing Condominium, Phase Two-As Built Building 12 as depicted on the Plat recorded at Reception Number 20105650, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, and First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$4,854.02 Attorneys Fees: \$1,000.00

Total: \$5,854.02 Arnold D Pittenger and Marsha J Pittenger, lien No. 170121701 filed in Archuleta County, CO on 9/11/2015 against the following described "Timeshare Property" to wit: Unit Numbers 1211, 1212, 1213, 1214, 1215, 1216, 1221, 1224, 1225 and 1226, in Teal Landing Condominium, Phase Two-As Built Building 12 as depicted on the Plat recorded at Reception Number 20105650 subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, and First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651 and any future supplemental Plats or Declarations thereto all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$5,657.57 Attorneys Fees: \$1,000.00

Total: \$6,657.57 Felicia Richards, lien No. 170122378 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1211, 1212, 1213, 1214, 1215, 1216, 1221, 1224, 1225 and 1226, in Teal Landing Condominium, Phase Two-As Built Building 12 as depicted on the Plat re-corded at Reception Number 20105650, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, and Second Amendment to Declaration of Condominium for Teal Landing Con dominium recorded at Reception Number 20102923 Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, and First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651 and any future supplemental Plats or Declarations thereto, all in

the office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$2,316.91

Attorneys Fees: \$1,000.00 Total: \$3,316.91

Ludder's Wine LLC, lien No. 170209019 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1211, 1212, 1213, 1214, 1215, 1216, 1221, 1224, 1225 and 1226, in Teal Landing Condominium Phase Two-As Built Building 12 as depicted on the Plat recorded at Reception Number 20105650, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium re corded at Reception Number 20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, and First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651 and any future supplemental Plats or Declarations thereto all in the office of the County Clerk and Recorder in and

for Archuleta County, Colorado. Unpaid Assessments & Costs: \$12,200.71

Attorneys Fees: \$1,000.00 Total: \$13,200.71 Bennie Doughty, lien No. 170500045 filed in Archuleta County, CO on 9/11/2015, against the following de scribed "Timeshare Property" to wit: Unit Numbers 1211, 1212, 1213, 1214, 1215, 1216, 1221, 1224, 1225 and 1226, in Teal Landing Condominium, Phase Two-As Built Building 12 as depicted on the Plat re-corded at Reception Number 20105650, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, and Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, and First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for

Archuleta County, Colorado Unpaid Assessments & Costs: \$2,920.04 Attorneys Fees: \$1,000.00 Total: \$3,920.04

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY, COLORADO Court Address: 449 San Juan St. Pagosa Springs CO 81147

Case Number: 2015CV30153 TEAL LANDING VACATION OWNER'S ASSOCIA-

DEFENDANT(S):

THOMAS G SHÍELDS, ET AL COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number

20106880 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and

Recorder in and for Archuleta County, Colorado.
Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows. See Exhibit "A" attached hereto and made apart hereof Owner(s): Thomas G Shields, Lois C Shields, Lisa Wilison, Cynthia Barkas, Golden Escape LLC, D Alan Woods, P Lynn Woods, Gary R Williams, Peggy E Williams, Michael L Coplen, Karen Coplen and Olga Lidia

Evidence of Debt: Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Current Holder of evidence of debt secured by the

Declaration: Teal Landing Vacation Owners Associa-Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there-in described including, but not limited to, the payment of

attorneys' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Teal Landing Vacation Owners Association, Inc.

Debt: Timeshare Owner's Assessments due to Association in the amount of Thomas G Shields and Lois C Shields \$3098.16

Lisa Wilison \$4103.71 Cynthia Barkas \$6100.62

Golden Escape LLC \$2405.10 D Alan Woods, P Lynn Woods, Gary R Williams and

Peggy E Williams \$10886.13 Michael L Coplen and Karen Coplen \$3450.42 Olga Lidia Vazquez \$5808.47

Amount of Judgment Entered on August 18, 2016: See attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare rest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

ENCUMBERED BY THE LIEN PURSUANT TO THE

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein. subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: [10/13/16] Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. THE SALE DATE IS CONTINUED TO A LATER

DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-

NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN

YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

PROCESS. The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure proceeding INTENT TO CURE OR REDEEM, as provided by the

aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY

INFORMATION OBTAINED MAY BE USED FOR THAT This Sheriff's Notice of Sale is signed September 14,

Tonya Hamilton, Undersheriff,

Archuleta County, Colorado By: /s/ Tonya Hamilton

Exhibit A Detail Listing of Judgment Calculations
As of August 18, 2016 Defendant/Property Matter Amount

Thomas G Shields and Lois C Shields, lien No. 170121990 filed in Archuleta County, CO on 9/11/2015 against the following described "Timeshare Property' to wit: Unit Numbers 1311, 1312, 1313, 1314, 1315 1316, 1321, 1322, 1323, 1325 and 1326, in Teal Landing Condominium, Phase Three-As Built Building 13 as depicted on the Plat recorded at Reception Number 20106879, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colo-

Unpaid Assessments & Costs: \$2,098.16 Attorney Fees: \$1,000.00

Total: \$3.098.16 Lisa Wilison, lien No. 170200364 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1311, 1312, 1313, 1314, 1315, 1316, 1321, 1322, 1323, 1325 and 1326, in Teal Landing Condominium, Phase Three-As Built Building 13 as depicted on the Plat recorded at Reception Number 20106879, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580. First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$3,103.71 Attorney Fees: \$1,000.00 Total: \$4,103.71

Cynthia Barkas, lien No. 170203582 filed in Archuleta

County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1311, 1312, 1313, 1314, 1315, 1316, 1321, 1322, 1323, 1325 and 1326, in Teal Landing Condominium, Phase Three-As Built Building 13 as depicted on the Plat recorded at Reception Number 20106879, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$5,100.62 Attorney Fees: \$1,000.00

Total: \$6,100.62 Golden Escape LLC, lien No. 170204036 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1311, 1312, 1313, 1314, 1315, 1316, 1321, 1322, 1323, 1325 and 1326, in Teal Landing Condominium, Phase Three-As Built Building 13 as depicted on the Plat recorded at Reception Number 20106879, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604. Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$1,405.10

Attorney Fees: \$1,000.00 Total: \$2 405 10

D Alan Woods, P Lynn Woods, Gary R Williams and Peggy E Williams, lien No. 170204093 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numrs 1311, 1312, 1313, 1314, 1315, 1316, 1321, 1322, 1323, 1325 and 1326, in Teal Landing Condominium, Phase Three-As Built Building 13 as depicted on the Plat recorded at Reception Number 20106879, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$9,886.13

Attorney Fees: \$1,000.00 Total: \$10,886.13

Michael L Coplen and Karen Coplen, lien No. 170409643 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1311, 1312, 1313, 1314, 1315 1316, 1321, 1322, 1323, 1325 and 1326, in Teal Landing Condominium, Phase Three-As Built Building 13 depicted on the Plat recorded at Reception Number 20106879, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colo-

Unpaid Assessments & Costs: \$2,450.42

Attorney Fees: \$1,000.00 Total: \$3,450.42 Olga Lidia Vazguez, lien No. 420200891 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numpers 1311, 1312, 1313, 1314, 1315, 1316, 1321, 1322 1323, 1325 and 1326, in Teal Landing Condominium, Phase Three-As Built Building 13 as depicted on the Plat recorded at Reception Number 20106879, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$4,808.47

Attorney Fees: \$1,000.00 Total: \$5.808.47

Published October 13, 20, 27, November 3 and 10, 2016

in The Pagosa Springs SUN. CIRCUIT COURT, ARCHULETA COUNTY, Court Address

449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30154 PLAINTIFF:

TEAL LANDING VACATION OWNER'S ASSOCIA-TION, INC.

DEFENDANT(S): BANKRUPTCY SERVICES INC., ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580. First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604. Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado

Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am ordered to sell certain real property, improvement personal property secured by the Declaration, including without limitation the real property described as follows See Exhibit "A" attached hereto and made apart hereof Owner(s): Bankruptcy Services Inc., Jeffrey W Fisher, John M Lochard, Lisa Bae Lochard, Callahan & Zalinsky Associates LLC, ST Hamm Management LLC, Howard W Thompson, Jewell A Thompson, Marie Frazier, Stella Dirks, Poy Developers LLC, and Poy De-

velopers LLC Evidence of Debt: Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580. First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923. Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for

Archuleta County, Colorado.

Current Holder of evidence of debt secured by the Declaration: Teal Landing Vacation Owners Associa-Obligations Secured: The Declaration provides that it

secures the payment of the Debt and obligations there-in described including, but not limited to, the payment of attorneys' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104,

6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Teal Landing Vacation Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Association in the amount of

Bankruptcy Services Inc. \$8853.03 Jeffrey W Fisher \$4294.65 John M Lochard and Lisa Rae Lochard \$5902.54 Callahan & Zalinsky Associates LLC \$5375.66 ST Hamm Management LLC \$10,667.26 Howard W Thompson and Jewell A Thompson

\$16.953.14 Marie Frazier \$9715.11 Stella Dirks \$4352.65 Poy Developers LLC \$3376.94

Poy Developers LLC \$8502.17

Amount of Judgment Entered on August 18, 2016: See attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

[10/13/16] First Publication: Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UN-DER THE DEED OF TRUST BEING FORECLOSED.
A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OF-FICER AT LEAST FIFTEEN (15) CALENDAR DAYS
PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.

A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE.
THE LIEN BEING FORECLOSED MAY NOT BE A

FIRST LIEN IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLORA DO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

PROCESS. The name, address, and business telephone numbe of each of the attorneys representing the holder of the

evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in re-

lation to this foreclosure proceeding.

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, 81147. THIS IS AN ATTEMPT TO COLLECT A DEBT AND

ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. This Sheriff's Notice of Sale is signed Septembe 2016.

Tonya Hamilton, Undersheriff,

Archuleta County, Colorado By: /s/ Tonya Hamilton

Exhibit A Detail Listing of Judgment Calculations
As of August 18, 2016

Defendant/Property Matter Amount Bankruptcy Services Inc., lien No. 170209910 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1411, 1412, 1413, 1415, 1416, 1421, 1422, 1423, 1424, 1425 and 1426, in Teal Landing Condominium Phase Four-As Built Building 14 as depicted on the Plat recorded at Reception Number 20203146, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580. First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium re-corded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$7,853.03

Attorney Fees: \$1,000.00 Total: \$8,853.03 Jeffrey W Fisher, lien No. 170210165 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1411, 1412, 1413, 1415, 1416, 1421, 1422, 1423, 1424, 1425 and 1426, in Teal Landing Condominium Phase Four-As Built Building 14 as depicted on the Plat recorded at Reception Number 20203146, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium re-corded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$3,294.65

Total: \$4,294.65 John M Lochard and Lisa Rae Lochard, lien No. 170210181 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property to wit: Unit Numbers 1411, 1412, 1413, 1415, 1416 1421, 1422, 1423, 1424, 1425 and 1426, in Teal Landing Condominium, Phase Four-As Built Building 14 as depicted on the Plat recorded at Reception Number 20203146, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$4,902.54 Attorney Fees: \$1,000.00 Total: \$5,902.54

Callahan & Zalinsky Associates LLC, lien No 170211056 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1411, 1412, 1413, 1415, 1416, 1421, 1422, 1423, 1424, 1425 and 1426, in Teal Landing Condominium, Phase Four-As Built Building 14 as picted on the Plat recorded at Reception Number 20203146, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Suppl Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declara-tion of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any fu-ture supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$4,375.66 Attorney Fees: \$1,000.00 Total: \$5,375.66

ST Hamm Management LLC, lien No. 170211650 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1411, 1412, 1413, 1415, 1416, 1421, 1422, 1423, 1424, 1425 and 1426, in Teal Landing Condominium, Phase Four-As Built Building 14 as depicted on the Plat recorded at Reception Number 20203146, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$9,667.26 Attorney Fees: \$1,000.00

Total: \$10,667.26 Howard W Thompson and Jewell A Thompson, lien No 170211692 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1411, 1412, 1413, 1415, 1416. 1421, 1422, 1423, 1424, 1425 and 1426, in Teal Landing Condominium, Phase Four-As Built Building 14 as depicted on the Plat recorded at Reception Number 20203146, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supple Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declara-tion of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any fu-ture supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$15,953.14 Attorney Fees: \$1,000.00

Marie Frazier, lien No. 170211874 filed in Archuleta Marie Fraziei, rieri No. 1702/1674 liled in Architeta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1411, 1412, 1413, 1415, 1416, 1421, 1422, 1423, 1424, 1425 and 1426, in Teal Landing Condominium, Phase Four-As Built Building 14 as depicted on the Plat recorded at Reception Number 20203146, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium re corded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any future sup-plemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$8.715.11

Attorney Fees: \$1,000.00 Total: \$9,715.11

Stella Dirks, lien No. 170212070 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1411, 1412, 1413, 1415, 1416, 1421, 1422, 1423, 1424, 1425 and 1426, in Teal Landing Condominium Phase Four-As Built Building 14 as depicted on the Plat recorded at Reception Number 20203146, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendme to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any future sup-plemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$3,352.65

Attorney Fees: \$1,000.00

Poy Developers LLC, lien No. 170212849 filed in Archuleta County, CO on 9/11/2015, against the follow ing described "Timeshare Property" to wit: Unit Numbers 1411, 1412, 1413, 1415, 1416, 1421, 1422, 1423, 1424, 1425 and 1426, in Teal Landing Condominium Phase Four-As Built Building 14 as depicted on the Plat recorded at Reception Number 20203146, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendme to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any future sup-plemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta

County, Colorado. Unpaid Assessments & Costs: \$2,376.94

Attorney Fees: \$1,000.00

Poy Developers LLC, lien No. 170213193 filed in Archuleta County, CO on 9/11/2015, against the follow ing described "Timeshare Property" to wit: Unit Numbers 1411, 1412, 1413, 1415, 1416, 1421, 1422, 1423, 1424, 1425 and 1426, in Teal Landing Condominium Phase Four-As Built Building 14 as depicted on the Plat recorded at Reception Number 20203146, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration

of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Published October 13, 20, 27, November 3 and 10, 2016

Unnaid Assessments & Costs: \$7 502 17 Attorney Fees: \$1,000.00 Total: \$8,502.17

in The Pagosa Springs SUN. CIRCUIT COURT, ARCHULETA COUNTY,

COLORADO Court Address

449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30155

TEAL LANDING VACATION OWNER'S ASSOCIA-TION, INC.

DEFENDANT(S): KATHLEEN LEE, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE
AND REDEEM AGAINST SEPARATE DEFENDANTS.

Falco Administration LLC, Elizabeth Grau, Support Affiliation LLC, Raymond Nathan Flaga, Robert E Hedges, Mary A Hedges, Derek Christensen, Heather Christensen, Thomas J Barrett, Dianne M Barrett, and

Jonathan L Howard
This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Condominium for Teal Landing Condo minium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta

County, Colorado. Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am or dered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows See Exhibit "A" attached hereto and made apart hereo Separate Owner(s): Falco Administration LLC, Elizabeth Grau, Support Affiliation LLC, Raymond Nathan Flaga, Robert E Hedges, Mary A Hedges, Derek Christensen, Heather Christensen, Thomas J Barrett, Dianne

M Barrett, and Jonathan L Howard Evidence of Debt: Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580. First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604 Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923. Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Current Holder of evidence of debt secured by the Declaration: Teal Landing Vacation Owners Association. Inc.

Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104,

6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Teal Landing Vacation Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Associa-

tion in the amount of Falco Administration LLC \$3800.15 Elizabeth Grau \$6094.93 Support Affiliation LLC \$3063.84 Raymond Nathan Flaga \$9116.97

Robert E Hedges and Mary A Hedges \$5175.29 Derek Christensen and Heather Christensen \$6902.10 Thomas J Barrett and Dianne M Barrett \$2721.16

Jonathan L Howard \$2762.00

Amount of Judgment Entered on August 18, 2016 See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

DECLARATION The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as

provided by law. First Publication: Last Publication: [11/10/16]

Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY

OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER

DATE, THE DEADLINE TO FILE A NOTICE OF IN TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU ANT TO \$38-38-302 C.R.S. SHALL BE FILED WITH

THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2 YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444). THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in rela tion to this foreclosure proceeding.

INTENT TO CURE OR REDEEM, as provided by the

aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY NFORMATION OBTAINED MAY BE USED FOR THAT **PURPOSE** This Sheriff's Notice of Sale is signed September 14,

Tonva Hamilton, Undersheriff, Archuleta County, Colorado By: /s/ Tonya Hamilton

FRANK K KRUPKA, ET AL

■ Continued from B18

Exhibit A Detail Listing of Judgment Calculations As of August 18, 2016

Defendant/Property Matter Amount Falco Administration LLC, lien No. 170213599 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1411, 1412, 1413, 1415, 1416, 1421, 1422, 1423, 1424, 1425 and 1426, in Teal Landing Condominium, Phase Four-As Built Building 14 as depicted on the Plat recorded at Reception Number 20203146, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium re-corded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Tea Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$2,800.15 Attorneys Fees: \$1,000.00 Total: \$3,800.15

Elizabeth Grau, lien No. 170507990 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1411, 1412, 1413, 1415, 1416, 1421, 1422, 1423, 1424, 1425 and 1426, in Teal Landing Condominium Phase Four-As Built Building 14 as depicted on the Plat recorded at Reception Number 20203146, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580. First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Con dominium recorded at Reception Number 20102923 Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium re-corded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$5,094.93 Attorneys Fees: \$1,000.00 Total: \$6,094.93

Support Affiliation LLC, lien No. 170610620 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1411, 1412, 1413, 1415, 1416, 1421, 1422, 1423 1424, 1425 and 1426, in Teal Landing Condominium, Phase Four-As Built Building 14 as depicted on the Plat recorded at Reception Number 20203146, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium re-corded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$2,063.84 Attorneys Fees: \$1,000.00

Total: \$3,063.84

Raymond Nathan Flaga, lien No. 170701288 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1411, 1412, 1413, 1415, 1416, 1421, 1422, 1423, 1424, 1425 and 1426, in Teal Landing Condominium, Phase Four-As Built Building 14 as depicted on the Plat recorded at Reception Number 20203146, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Con dominium recorded at Reception Number 20102923 Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium re-corded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$8,116.97 Attorneys Fees: \$1,000.00

Total: \$9,116.97 Robert E Hedges and Mary A Hedges, lien No. 170701593 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1411, 1412, 1413, 1415, 1416 1421, 1422, 1423, 1424, 1425 and 1426, in Teal Landing Condominium, Phase Four-As Built Building 14 as depicted on the Plat recorded at Reception Number 20203146, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Con dominium recorded at Reception Number 20009604 Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplementa Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$4,175.29 Attorneys Fees: \$1,000.00

Total: \$5,175.29 Derek J Christensen and Heather Christensen, lien No 420201287 filed in Archuleta County, CO on 9/11/2015 against the following described "Timeshare Property' to wit: Unit Numbers 1411, 1412, 1413, 1415, 1416 1421, 1422, 1423, 1424, 1425 and 1426, in Teal Landing Condominium, Phase Four-As Built Building 14 as depicted on the Plat recorded at Reception Number 20203146, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Con dominium recorded at Reception Number 20009604 Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplementa Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any fu ture supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$5,902.10

Attorneys Fees: \$1,000.00 Total: \$6,902.10

Thomas J Barrett and Dianne M Barrett, lien No 420201410 filed in Archuleta County, CO on 9/11/2015 against the following described "Timeshare Property' to wit: Unit Numbers 1411, 1412, 1413, 1415, 1416 1421, 1422, 1423, 1424, 1425 and 1426, in Teal Landing Condominium, Phase Four-As Built Building 14 as depicted on the Plat recorded at Reception Number 20203146, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Con dominium recorded at Reception Number 20009604 Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and

Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declara-tion of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for

Archuleta County, Colorado. Unpaid Assessments & Costs: \$1,721.16 Attorneys Fees: \$1,000.00

Jonathan L Howard, lien No. 420201444 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1411, 1412, 1413, 1415, 1416, 1421, 1422, 1423, 1424, 1425 and 1426, in Teal Landing Condominium Phase Four-As Built Building 14 as depicted on the Plat recorded at Reception Number 20203146, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923. Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$1,762.00

Attornevs Fees: \$1,000.00

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY, COLORADO Court Address PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30156 PLAINTIFF:

TEAL LANDING VACATION OWNER'S ASSOCIA-TION, INC.

DEFENDANT(S): DALE JENKEL, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM AGAINST SEPARATE DEFENDANTS, Dale Jenkel, Patty Jenkel, Marcel C Chambellan, Louise M Chambellan, Randy Ray, Faye Ray, Wendy Woolard, Dale R Eckhardt, Sammuel T Coughenour,

and Amy A Coughenour
This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Con-dominium recorded at Reception Number 20102923 Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium re-corded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147, and Fourth Supplemental Declaration of Condominium for Teal Landing Condominium recorded aas Reception Number 20204765 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Separate Owner(s): Dale Jenkel, Patty Jenkel, Marcel C Chambellan, Louise M Chambellan, Randy Ray, Faye Ray, Wendy Woolard, Dale R Eckhardt, San T Coughenour, and Amy A Coughenour

Evidence of Debt: Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604 Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147, and Fourth plemental Declaration of Condominius Landing Condominium recorded aas Reception Number 20204765 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Current Holder of evidence of debt secured by the Declaration: Teal Landing Vacation Owner's Associa-

Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Teal Landing Vacation Owner's Association, Inc.

Debt: Timeshare Owner's Assessments due to Associa-

Dale Jenkel and Patty Jenkel \$4808.06 Marcel C Chambellan and Louise M Chambellan \$2467.11

Randy Ray and Faye Ray \$5529.41 Dale R Eckhardt \$4325.01 nuel T Coughenour and Amy A Coughenour

Amount of Judgment Entered on August 18, 2016: Type of Sale: Judicial Foreclosure Sale of Timeshare

Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitti the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as

First Publication: [10/13/16] [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-TENT TO CURE BY THOSE PARTIES ENTITLED TO

CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

FIRST LIEN. YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name, address, and business telephone number

of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in rela-

tion to this foreclosure proceeding.

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT This Sheriff's Notice of Sale is signed September 14,

Tonya Hamilton, Undersheriff, Archuleta County, Colorado By: /s/ Tonya Hamilton

Exhibit A Detail Listing of Judgment Calculations

As of August 18, 2016 Defendant/Property Matter Amount
Dale Jenkel and Patty Jenkel, lien No. 170213631 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1511, 1512, 1513, 1514, 1515, 1516, 1521, 1522, 1523, 1525 and 1526, in Teal Landing Condominium, Phase Five-As Built Building 15 as depicted on the Plat recorded at Reception Number 20204764, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923. Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161. First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147, and Fourth Supplemental Declaration of Condominium for Teal Landing Condominium recorded aas Reception Number 20204765 and any future supplemental Plats or Declarations hereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$3,808.06

Attorneys Fees: \$1,000.00

Total: \$4.808.06 Marcel C Chambellan and Louise M Chambellan, lien No. 170214944 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1511, 1512, 1513, 1514, 1515, 1516, 1521, 1522, 1523, 1525 and 1526, in Teal Landing Condominium, Phase Five-As Built Building 15 as depicted on the Plat recorded at Reception Number 20204764, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580. First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923. Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147, and Fourth Supplemental Declaration of Condominium for Teal Landing Condominium recorded aas Reception Number 20204765 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$1,467.81

Attorneys Fees: \$1,000.00 Total: \$2,467.81 Randy Ray and Faye Ray, lien No. 170300206 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1511, 1512, 1513, 1514, 1515, 1516, 1521, 1522, 1523, 1525 and 1526, in Teal Landing Condominium, Phase Five-As Built Building 15 as depicted on the Plat recorded at Reception Number 20204764, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium re-corded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147, and Fourth Supplemental Declaration of Condominium for Teal Landing Condominium recorded aas Reception Number 20204765 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Becorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$4,592.41

Attorneys Fees: \$1,000.00 Total: \$5,529.41 Wendy Woolard, lien No. 170301477 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1511, 1512, 1513, 1514, 1515, 1516, 1521, 1522, 1523, 1525 and 1526, in Teal Landing Condominium, Phase Five-As Built Building 15 as depicted on the Plat recorded at Reception Number 20204764, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923. Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium rerded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147, and Fourth Supplemental Declaration of Condominium for Teal Landing Condominium recorded aas Reception Number 20204765 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Re corder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$4,723.55

Attornevs Fees: \$1,000.00 Dale R Eckhardt, lien No. 170411219 filed in Archuleta County, CO on 9/11/2015, against the following de-scribed "Timeshare Property" to wit: Unit Numbers 1511, 1512, 1513, 1514, 1515, 1516, 1521, 1522, 1523, 1525 and 1526, in Teal Landing Condom Phase Five-As Built Building 15 as depicted on the Plat recorded at Reception Number 20204764, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923. Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Con-dominium for Teal Landing Condominium recorded as Reception Number 20203147, and Fourth Supplemen tal Declaration of Condominium for Teal Landing Condominium recorded aas Reception Number 20204765 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado Unpaid Assessments & Costs: \$3,325.01

Attorneys Fees: \$1,000.00

Total: \$4,325.01 Sammuel T Coughenour and Amy A Coughenour, lien No. 170411276 filed in Archuleta County. CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1511, 1512, 1513, 1514, 1515, 1516, 1521, 1522, 1523, 1525 and 1526, in Teal Landing Condominium, Phase Five-As Built Building 15 as depicted on the Plat recorded at Reception Number 20204764, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604. Second Amendment to Declaration of Condominium

for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, and Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, and Third Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20203147, and Fourth Supplemental Declaration of Condominium for Teal Landing Condominium recorded aas Reception Number 20204765 and any future supplemental Plats or Declarations thereto. all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$4,626.58

Attorneys Fees: \$1,000.00 Total: \$5,626.58 Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

CIRCUIT COURT, ARCHULETA COUNTY. COLORADO Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30157

PLAINTIFF:
TEAL LANDING VACATION OWNER'S ASSOCIA-TION, INC.

DEFENDANT(S)

JAMES S FLINT, ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE AND REDEEM AGAINST SEPARATE DEFENDANTS, James S Flint, Diane Flint, Flinn Enterprises LLC, Rick

Licciardello, Patricia A Licciardello, James Buckley, William R Baker and Sheila Baker This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Number 20203147, Fourth Supplemental Declaration recorded as Reception Number 20204765, Fifth Supplementa Declaration recorded as Reception Number 20206614 First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Separate Owner(s): James S Flint, Diane Flint, Flinn Enterprises LLC, Rick Licciardello, Patricia A Licciardel lo, James Buckley, William R Baker and Sheila Baker Evidence of Debt: Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651 Second Supplemental Declaration of Condominiu for Teal Landing Condominium recorded as Reception Number 20106880, First Amendment to Second Sup-plemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Number 20203147, Fourth Supplemental Declaration recorded as Reception Number 20204765, Fifth Supplemental Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta

County, Colorado. Current Holder of evidence of debt secured by the Declaration: Teal Landing Vacation Owner's Associa-

Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104,

6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Teal Landing Vacation Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Associa

tion in the amount of James S Flint and Diane Flint \$6993.05 Flinn Enterprises LLC \$4852.01 Rick Licciardello and Patricia A Licciardello \$12,735.80

James Buckley \$2640.94 William R Baker and Sheila Baker \$5526.53 Amount of Judgment Entered on August 18, 2016: See Type of Sale: Judicial Foreclosure Sale of Timeshare

Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE DECLARATION.

The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as

First Publication: [10/13/16] [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR

RIGHTS IS ATTACHED HERETO. A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-

TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE.
THE LIEN BEING FORECLOSED MAY NOT BE A

FIRST LIEN. YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE

(1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS. The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

CONSUMER FINANCIAL PROTECTION BUREAU

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure proceeding INTENT TO CURE OR REDEEM, as provided by the

aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, ColoTHIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT

This Sheriff's Notice of Sale is signed September 14,

Tonya Hamilton, Undersheriff Archuleta County, Colorado By: /s/ Tonya Hamilton

Exhibit A **Detail Listing of Judgment Calculations** As of August 18, 2016

Defendant/Property Matter Amount
James S Flint and Diane Flint, lien No. 170301436 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1611, 1612, 1613, 1614, 1615, 1616, 1621, 1622, 1623, 1624, 1625 and 1626, in Teal Landing Condominium, Phase Six-As Built Building 16 as denicted on the Plat recorded at Reception Number 20304272, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604. Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651 Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Number 20203147, Fourth Supplemental Declaration recorded as Reception Number 20204765, Fifth Supplemental Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$5,993.05

Attorneys Fees: \$1,000.00 Total: \$6,993.05 Flinn Enterprises LLC, lien No. 170301592 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1611, 1612, 1613, 1614, 1615, 1616, 1621, 1622, 1623, 1624, 1625 and 1626, in Teal Landing Condominium, Phase Six-As Built Building 16 as depicted on the Plat recorded at Reception Number 20304272, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880. First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Number 20203147, Fourth Supplemental Declaration recorded as Reception Number 20204765. Fifth Supplementa Declaration recorded as Reception Number 20206614 First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905 and any future supplemental Plats or Declar rations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$3,852.01 Attorneys Fees: \$1,000.00

Total: \$4,852.01 Rick Licciardello and Patricia A Licciardello, lien No. Hick Licciardello and Patricia A Licciardello, llen No. 170302103 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1611, 1612, 1613, 1614, 1615, 1616, 1621, 1622, 1623, 1624, 1625 and 1626, in Teal Landing Condominium, Phase Six-As Built Building 16 as depicted on the Plat recorded at Reception Number 20304272, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604 Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplementa Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Number 20203147, Fourth Supplementa Declaration recorded as Reception Number 20204765 Fifth Supplemental Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$11,735.80

Attorneys Fees: \$1,000.00

Total: \$12 735 80 James Buckley, lien No. 170302426 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1611, 1612, 1613, 1614, 1615, 1616, 1621, 1622, 1623, 1624, 1625 and 1626, in Teal Landing Condominium Phase Six-As Built Building 16 as depicted on the Plat recorded at Reception Number 20304272, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580. First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Sup plemental Declaration recorded as Reception Number 20203147. Fourth Supplemental Declaration recorded as Reception Number 20204765, Fifth Suppleme Declaration recorded as Reception Number 20206614. First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$1,640.94

Attorneys Fees: \$1,000.00

Total: \$2.640.94 William R Baker and Sheila Baker, lien No. 170303341 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1611, 1612, 1613, 1614, 1615, 1616, 1621, 1622, 1623, 1624, 1625 and 1626, in Teal Landing Condominium, Phase Six-As Built Building 16 as depicted on the Plat recorded at Reception Number 20304272, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580. First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604. Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923. Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplemental Declaration of Condominium or Teal Landing Condominium recorded as Reception Number 20106880, First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Number 20203147, Fourth Supplemental Declaration recorded as Reception Number 20204765, Fifth Supplemental Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$4,526.53 Attornevs Fees: \$1,000.00

Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN. CIRCUIT COURT, ARCHULETA COUNTY,

COLORADO Court Address 149 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30158 PLAINTIFF: TEAL LANDING VACATION OWNER'S ASSOCIA-

TION, INC.

■ See Public Notices B20

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE
AND REDEEM AGAINST SEPARATE DEFENDANTS. Frank K Krupka, Jacqueline S Krupka, Poy Developer LLC, James F McFate Jr., and Raymond Nathan Flaga This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplemen tal Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880 First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Number 20203147, Fourth Supplemental Declaration recorded as Reception Number 20204765, Fifth Supplemental Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and

Recorder in and for Archuleta County, Colorado.
Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am or dered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows: See Exhibit "A" attached hereto and made apart hereof Separate Owner(s): Frank K Krupka, Jacqueline S Krupka, Poy Developers LLC, James F McFate Jr., and Raymond Nathan Flaga

Evidence of Debt: Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923. Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Number 20203147, Fourth Supplementa Declaration recorded as Reception Number 20204765 Fifth Supplemental Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta

County, Colorado.

Current Holder of evidence of debt secured by the Declaration: Teal Landing Vacation Owner's Associa

Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there-in described including, but not limited to, the payment of attornevs' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104 6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903

Association Assessments Due to: Teal Landing Vacation Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Association in the amount of Frank K Krupka and Jacqueline S Krupka \$7083.63

Poy Developers LLC \$9179.87 James F McFate Jr. \$5744.63 Raymond Nathan Flaga \$7394.37 Amount of Judgment Entered on August 18, 2016: See

attached Exhibit "A" Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act
THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016 in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law [10/13/16] First Publication

[11/10/16] Last Publication: Name of Publication: [Pagosa Springs Sun] NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROP

ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-

38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. 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 A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH

THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN

GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2 YOU MAY FILE A COMPLAINT WITH THE COLO RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE The name, address, and business telephone number

of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903. Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in rela-

tion to this foreclosure proceeding.

INTENT TO CURE OR REDEEM, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT

This Sheriff's Notice of Sale is signed September 14, Tonya Hamilton, Undersheriff,

Archuleta County, Colorado By: /s/ Tonya Hamilton Exhibit A Detail Listing of Judgment Calculations

As of August 18, 2016 Defendant/Property Matter Amount Frank K Krupka and Jacqueline S Krupka, lien No

170303689 filed in Archuleta County, CO on 9/11/2015 against the following described "Timeshare Property to wit: Unit Numbers 1611, 1612, 1613, 1614, 1615 1616, 1621, 1622, 1623, 1624, 1625 and 1626, in Teal Landing Condominium, Phase Six-As Built Building 16 as depicted on the Plat recorded at Reception Number 20304272, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604 Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651 Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception

■ Continued from B19

Number 20106880, First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Number 20203147. Fourth Supplementa Declaration recorded as Reception Number 20204765 Fifth Supplemental Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$6,083.63

Attorneys Fees: \$1,000.00 Total: \$7.083.63

Poy Developers LLC, lien No. 170306179 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1611, 1612, 1613, 1614, 1615, 1616, 1621, 1622 1623, 1624, 1625 and 1626, in Teal Landing Condominium, Phase Six-As Built Building 16 as depicted on the Plat recorded at Reception Number 20304272, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplemen tal Declaration of Condominium for Teal Landing Con dominium recorded as Reception Number 20106880 First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Numbe 20203147, Fourth Supplemental Declaration recorded as Reception Number 20204765, Fifth Supplemental Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$8,179.87

Attorneys Fees: \$1,000.00

Total: \$9,179.87 James F McFate Jr., lien No. 170410450 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1611, 1612, 1613, 1614, 1615, 1616, 1621, 1622, 1623, 1624, 1625 and 1626, in Teal Landing Condominium, Phase Six-As Built Building 16 as depicted on the Plat recorded at Reception Number 20304272, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplemen tal Declaration of Condominium for Teal Landing Con dominium recorded as Reception Number 20106880 First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Number 20203147, Fourth Supplemental Declaration recorded as Reception Number 20204765, Fifth Supplemental Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$4,744.63

Attorneys Fees: \$1,000.00 Total: \$5.744.63

Raymond Nathan Flaga, lien No. 170703482 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1611, 1612, 1613, 1614, 1615, 1616, 1621, 1622 1623, 1624, 1625 and 1626, in Teal Landing Condominium, Phase Six-As Built Building 16 as depicted on the Plat recorded at Reception Number 20304272, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923 Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplemen tal Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880 First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Numbe 20203147, Fourth Supplemental Declaration recorded as Reception Number 20204765, Fifth Supplemental Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905 and any future supr ental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$6,394.37

Attorneys Fees: \$1,000.00 Total: \$7.394.37

Published October 13, 20, 27, November 3 and 10, 2016

in The Pagosa Springs SUN. CIRCUIT COURT, ARCHULETA COUNTY, COLORADO

Court Address 449 San Juan St. PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30159 PLAINTIFF:

TEAL LANDING VACATION OWNER'S ASSOCIA-TION, INC.

MORGAN LYNCH LLC. ET AL

COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM

This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Con-dominium for Teal Landing Condominium recorded at Reception Number 20009604 Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplement tal Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880 First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Numbe 20203147, Fourth Supplemental Declaration recorded as Reception Number 20204765, Fifth Supplemental Declaration recorded as Reception Number 20206614 First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905, and Sixth Supplemental Declaration to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20209497 and any fu ture supplemental Plats or Declarations thereto, a the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows See Exhibit "A" attached hereto and made apart hereo Owner(s): Morgan Lynch LLC, Ruby Munzer, Trustee under the Ruby Munzer Trust, dated February 4 2000, Falco Administration LLC, Thrown Apple LLC ST Hamm Management LLC, D & VJ Vacations R&R LLC, and Lovell H Mackey, Trustee under the Lovell H Mackey Trust, dated February 9, 1989

Evidence of Debt: Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580. First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604 Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplementa Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651 Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880. First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Number 20203147, Fourth Supplemental Declaration recorded as Reception Number 20204765, Fifth Supplemental Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supple mental Declaration recorded December 12, 2002 as Reception Number 20211905, and Sixth Supplementa

Declaration to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20209497 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Current Holder of evidence of debt secured by the

Declaration: Teal Landing Vacation Owner's Associa-

Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations therein described including, but not limited to, the payment of attorneys' fees and costs.

Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Teal Landing Vacation Owner's Association, Inc. Debt: Timeshare Owner's Assessments due to Association in the amount of

Morgan Lynch LLC \$4356.20 Ruby Munzer, Trustee under the Ruby Munzer Trust, dated February 4, 2000 \$3000.50 Falco Administration LLC \$4902.95 Thrown Apple LLC \$6272.63

ST Hamm Management LLC \$9510.37 D & VJ Vacations R&R LLC \$4998.70 Lovell H Mackey, Trustee under the Lovell H Mackey Trust, dated February 9, 1989 \$13,768.48 Amount of Judgment Entered on August 18, 2016:

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY

DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

ENCUMBERED BY THE LIEN PURSUANT TO THE

NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: [10/13/16] Last Publication [11/10/16] Name of Publication: [Pagosa Springs Sun]

NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP-ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS IS ATTACHED HERETO.

A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF IN-

TENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE.

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN. YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU 1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows

John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903 Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure proceeding INTENT TO CURE OR REDEEM, as provided by the

aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY

INFORMATION OBTAINED MAY BE USED FOR THAT

This Sheriff's Notice of Sale is signed September 14, 2016.

Tonya Hamilton, Undersheriff, Archuleta County, Colorado By: /s/ Tonya Hamilton

Exhibit A

Detail Listing of Judgment Calculations As of August 18, 2016

Defendant/Property Matter Amount Morgan Lynch LLC, lien No. 170306955 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1711, 1712, 1713, 1714, 1715, 1716, 1721, 1722, 1723, 1724, 1725 and 1726, in Teal Landing Condominium, Phase Seven-As Built Building 17 as depicted on the Plat recorded at Reception Number 20304272, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Con dominium recorded at Reception Number 20102923 Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, First Amendment to Second Supplemental Declaration recorded as Recention Number 20110747 Third Sunplemental Declaration recorded as Reception Number 20203147, Fourth Supplemental Declaration recorded as Reception Number 20204765, Fifth Supplem Declaration recorded as Reception Number 20206614. First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905, and Sixth Supplemental Declaration to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20209497 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$3,356.20 Attorney Fees: \$1,000.00 Total: \$4.356.20 Ruby Munzer, Trustee under the Ruby Munzer Trust, dated February 4, 2000, lien No. 170306989 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1711, 1712, 1713, 1714, 1715, 1716, 1721, 1722, 1723, 1724, 1725 and 1726, in Teal Landing Condominium, Phase Seven-As Built Building 17 as depicted on the Plat recorded at Reception Number 20304272, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923. Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651. Second Supplemen tal Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880. First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Numbe 20203147, Fourth Supplemental Declaration recorded as Reception Number 20204765, Fifth Supplementa Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905, and Sixth Supplemental Declaration to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20209497 and any future supplemental Plats or Declarations thereto, all in

Archuleta County, Colorado. Unpaid Assessments & Costs: \$2,000.50 Attorney Fees: \$1,000.00

Total: \$3.000.50 Falco Administration LLC, lien No. 170307599 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1711, 1712, 1713, 1714, 1715, 1716, 1721, 1722,

the office of the County Clerk and Recorder in and for

1723, 1724, 1725 and 1726, in Teal Landing Condominium, Phase Seven-As Built Building 17 as depicted on the Plat recorded at Reception Number 20304272, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923. Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Number 20203147, Fourth Supplemental Declaration recorded as Reception Number 20204765, Fifth Supplemental Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905, and Sixth Supplemental Declaration to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20209497 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$3,902.95

Attorney Fees: \$1,000.00 Total: \$4,902.95
Thrown Apple LLC, lien No. 170307656 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1711, 1712, 1713, 1714, 1715, 1716, 1721, 1722, 1723, 1724, 1725 and 1726, in Teal Landing Condominium, Phase Seven-As Built Building 17 as depicted on the Plat recorded at Reception Number 20304272, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923. Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Number 20203147, Fourth Supplemental Declaration recorded as Reception Number 20204765, Fifth Supplemental

Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905, and Sixth Supplemental Declaration to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20209497 and any fu-ture supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$5,272.63 Attorney Fees: \$1,000.00

Total: \$6,272.63 ST Hamm Management LLC, lien No. 170307847 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1711, 1712, 1713, 1714, 1715, 1716, 1721, 1722, 1723, 1724, 1725 and 1726, in Teal Landing Condominium, Phase Seven-As Built Building 17 as depicted on the Plat recorded at Reception Number 20304272, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Number 20203147, Fourth Supplemental Declaration recorded as Reception Number 20204765, Fifth Supplemental Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905, and Sixth Supplemental Declaration to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20209497 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$8,510.37 Attorney Fees: \$1,000.00 Total: \$9,510.37 D & VJ Vacations R&R LLC, lien No. 170309231 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1711, 1712, 1713, 1714, 1715, 1716, 1721, 1722, 1723, 1724, 1725 and 1726, in Teal Landing Condominm, Phase Seven-As Built Building 17 as depicted on the Plat recorded at Reception Number 20304272, subiect to the Declaration of Condominium for Teal Landing

Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604. Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, First Amendment to Second Supplemental Declaration orded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Number 20203147, Fourth Supplemental Declaration recorded as Reception Number 20204765, Fifth Suppler Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905, and Sixth Supplemental Declaration to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20209497 and any fu-

ture supplemental Plats or Declarations thereto, all in

the office of the County Clerk and Recorder in and for Archuleta County, Colorado

Unpaid Assessments & Costs: \$3,998.70 Attorney Fees: \$1,000.00 Total: \$4,998.70 Lovell H Mackey, Trustee under the Lovell H Mackey Trust, dated February 9, 1989, lien No. 170309314 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1711, 1712, 1713, 1714, 1715, 1716, 1721, 1722, 1723, 1724, 1725 and 1726, in Teal Landing Condominium, Phase Seven-As Built Building 17 as depicted on the Plat recorded at Reception Numbe 20304272, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651. Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Number 20203147, Fourth Supplement Declaration recorded as Reception Number 20204765. Fifth Supplemental Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as eception Number 20211905, and Sixth Supplemental Declaration to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20209497 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$12,768.48 Attorney Fees: \$1,000.00 Total: \$13,768.48 Published October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

COLORADO Court Address 449 San Juan St PO Box 148 Pagosa Springs CO 81147 Case Number: 2015CV30160 TEAL LANDING VACATION OWNER'S ASSOCIA-TION, INC.

CIRCUIT COURT, ARCHULETA COUNTY

DEFENDANT(S) SUNLITE HEATING & AIR CONDITIONING INC., ET COMBINED NOTICE OF FORECLOSURE SALE OF TIMESHARE INTEREST AND RIGHTS TO CURE

AND REDEEM AGAINST SEPARATE DEFENDANTS, Sunlite Heating & Air Conditioning Inc., Green Family Vacations LLC, Star Point LLC, The Fireside Registry LLC, G Allen Broadus, Interval Weeks Inventory LLC,

and Charles Banyard
This Notice of Public Judicial Foreclosure Sale is given pursuant to the specific assessment lien in the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supmental Declaration recorded as Reception Number 20203147, Fourth Supplemental Declaration recorded as Reception Number 20204765, Fifth Supplemental Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905, and Sixth Supplemental Declaration to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20209497 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Under a Judgment and Decree of Foreclosure entered August 18, 2016, in the above entitled action, I am ordered to sell certain real property, improvements and personal property secured by the Declaration, including without limitation the real property described as follows See Exhibit "A" attached hereto and made apart hereof Separate Owner(s): Sunlite Heating & Air Conditioning Inc., Green Family Vacations LLC, Star Point LLC, The Fireside Registry LLC, G Allen Broadus, Interval Weeks Inventory LLC, and Charles Banyard

Evidence of Debt: Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604 Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of ndominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplemental Declaration of Condominium or Teal Landing Condominium recorded as Reception Number 20106880, First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Recention Number 20203147 Fourth Supplementa claration recorded as Reception Number 20204765, Fifth Supplemental Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905, and Sixth Supplementa Declaration to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20209497 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Current Holder of evidence of debt secured by the

Declaration: Teal Landing Vacation Owners Associa-Obligations Secured: The Declaration provides that it secures the payment of the Debt and obligations there-in described including, but not limited to, the payment of

attorneys' fees and costs. Agent: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave. Suite B, Ft. Smith, Arkansas 72903 Association Assessments Due to: Teal Landing Vacation Owners Association, Inc.

Debt: Timeshare Owner's Assessments due to Association in the amount of Sunlite Heating & Air Conditioning Inc. \$6484.19 Green Family Vacations LLC \$7707.34

Star Point LLC \$3334.46 The Fireside Registry LLC and G Allen Broadus \$4287 84

Interval Weeks Inventory LLC \$4891.34 Charles Banyard \$5784.45 Amount of Judgment Entered on August 18, 2016: See attached Exhibit "A"

Type of Sale: Judicial Foreclosure Sale of Timeshare Interest being conducted pursuant to the power of sale granted by the Declaration, the Colorado Property Code, and the Colorado Common Ownership Act THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN PURSUANT TO THE

DECLARATION. The covenants of said Declaration have been violated as follows: failure to make payments for assessments when the indebtedness was due and owing and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and

NOTICE OF FORECLOSURE SALE OF TIMESHARE

INTEREST
THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10 o'clock A.M., on Wednesday, December 7, 2016, in the Office of the Archuleta County Sheriff, Civil Division, 449 San Juan Street, Pagosa Springs, Colorado, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, subject to the provisions of the Declaration permitting the Association thereunder to have the bid credited to the Debt up to the amount of the unpaid Debt secured by the Declaration at the time of sale, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication: [10/13/16] Last Publication: [11/10/16] Name of Publication: [Pagosa Springs Sun]
NOTICE OF RIGHTS
YOU MAY HAVE AN INTEREST IN THE REAL PROP-

ERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSU-ANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RGIHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR

RIGHTS IS ATTACHED HERETO.
A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104 C.R.S., SHALL BE FILED WITH THE OFFICER AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED. 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. A NOTICE OF INTENT TO REDEEM FILED PURSU-ANT TO §38-38-302 C.R.S. SHALL BE FILED WITH

THE SHERIFF NO LATER THAN EIGHT (8) BUSI-NESS DAYS AFTER THE SALE. THE LIEN BEING FORECLOSED MAY NOT BE A

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SIN-GLE POINT OF CONTACT IN §38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN §38-38-103.2 YOU MAY FILE A COMPLAINT WITH THE COLO-RADO ATTORNEY GENERAL (1-800-222-4444), THE CONSUMER FINANCIAL PROTECTION BUREAU (1-855-411-2372), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows: John D. Alford, Attorney at Law, Reg. No. 43104, 6804 Rogers Ave., Suite B, Fort Smith, Arkansas 72903.

Said proceeding may result in the loss of property in which you have an interest and mat create personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure proceeding. INTENT TO CURE OR REDEEM, as provided by the

aforementioned laws, must be directed to or conducted at the Sheriff's Department for Archuleta County, Civil Division, 449 San Juan Street, Pagosa Springs, Colo-THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT

PURPOSE. This Sheriff's Notice of Sale is signed September 14, Tonya Hamilton, Undersheriff,

Archuleta County, Colorado By: /s/ Tonya Hamilton Exhibit A Detail Listing of Judgment Calculations

As of August 18, 2016 Defendant/Property Matter Amount
Sunlite Heating & Air Conditioning Inc., lien No.

170309611 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1711, 1712, 1713, 1714, 1715, 1716, 1721, 1722, 1723, 1724, 1725 and 1726, in Teal Landing Condominium, Phase Seven-As Built Building 17 as depicted on the Plat recorded at Reception Numbe 20304272, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604 Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Con dominium recorded as Reception Number 20105651, Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Number 20203147, Fourth Supplementa Declaration recorded as Reception Number 20204765 Fifth Supplemental Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supple mental Declaration recorded December 12, 2002 as Reception Number 20211905, and Sixth Supplemental Declaration to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20209497 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$5,484.19

Attorneys Fees: \$1,000.00

Total: \$6,484,19

Green Family Vacations LLC, lien No. 170309736 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1711, 1712, 1713, 1714, 1715, 1716, 1721, 1722, 1723, 1724, 1725 and 1726, in Teal Landing Condominium, Phase Seven-As Built Building 17 as depicted on the Plat recorded at Reception Number 20304272, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Cor dominium recorded at Reception Number 20009604. Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Recention Number 20203147 Fourth Supple Declaration recorded as Reception Number 20204765 Fifth Supplemental Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supple mental Declaration recorded December 12, 2002 as Recention Number 20211905, and Sixth Supplementa Declaration to Declaration of Condominium for Tea

Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$6,707.34 Attorneys Fees: \$1,000.00

Landing Condominium recorded as Reception Number

20209497 and any future supplemental Plats or Decla-

rations thereto, all in the office of the County Clerk and

Total: \$7,707.34 Star Point LLC, lien No. 170310692 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1711, 1712, 1713, 1714, 1715, 1716, 1721, 1722, 1723, 1724, 1725 and 1726, in Teal Landing Condominium, Phase Seven-As Built Building 17 as depicted on the Plat recorded at Reception Number 20304272, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923. Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplemen tal Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880 First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Number 20203147, Fourth Supplemental Declaration recorded as Reception Number 20204765, Fifth Supplemental Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supplemental Declaration recorded December 12, 2002 as Reception Number 20211905, and Sixth Supplemental Declaration to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20209497 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$2,334.46 Attorneys Fees: \$1,000.00

Total: \$3,334.46 The Fireside Registry LLC, and G Allen Broadus. lien No. 170310767 filed in Archuleta County, CO on 9/11/2015 and 10/22/2015 respectively, against the following described "Timeshare Property" to wit: Unit Numbers 1711, 1712, 1713, 1714, 1715, 1716, 1721, 1722, 1723, 1724, 1725 and 1726, in Teal Landing Condominium, Phase Seven-As Built Building 17 as depicted on the Plat recorded at Reception Number 20304272, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923, Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880, First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Number 20203147, Fourth Supplemental Declaration recorded as Reception Number 20204765 Fifth Supplemental Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supple mental Declaration recorded December 12, 2002 as Reception Number 20211905, and Sixth Supplemental Declaration to Declaration of Condominium for Teal

20209497 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$3,287.84

Landing Condominium recorded as Reception Number

Attorneys Fees: \$1,000.00

Total: \$4.287.84 nterval Weeks Inventory LLC, lien No. 170311807 filed in Archuleta County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1711, 1712, 1713, 1714, 1715, 1716, 1721, 1722, 1723, 1724, 1725 and 1726, in Teal Landing Condominium, Phase Seven-As Built Building 17 as depicted on the Plat recorded at Reception Number 20304272, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580. First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604, Second Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20102923. Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651 Second Supplemental Declaration of Condominium or Teal Landing Condominium recorded as Reception Number 20106880, First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Number 20203147, Fourth Suppl Declaration recorded as Reception Number 20204765 Fifth Supplemental Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supple mental Declaration recorded December 12, 2002 as Reception Number 20211905, and Sixth Supple Declaration to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20209497 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado. Unpaid Assessments & Costs: \$3,891.34 Attorneys Fees: \$1,000.00

Total: \$4.891.34 Charles Banyard, lien No. 170801765 filed in Archuleta

County, CO on 9/11/2015, against the following described "Timeshare Property" to wit: Unit Numbers 1711, 1712, 1713, 1714, 1715, 1716, 1721, 1722, 1723, 1724, 1725 and 1726, in Teal Landing Condominium, Phase Seven-As Built Building 17 as depicted on the Plat recorded at Reception Number 20304272, subject to the Declaration of Condominium for Teal Landing Condominium ("Declaration") recorded at Reception Number 20007580, First Amendment to Declaration of Condominium for Teal Landing Condominium recorded at Reception Number 20009604. Second Amendmen to Declaration of Condominium for Teal Landing Con dominium recorded at Reception Number 20102923. Third Amendment to Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20104161, First Supplemental Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20105651, Second Supplemen tal Declaration of Condominium for Teal Landing Condominium recorded as Reception Number 20106880 First Amendment to Second Supplemental Declaration recorded as Reception Number 20110747, Third Supplemental Declaration recorded as Reception Number 20203147, Fourth Supplemental Declaration recorded as Reception Number 20204765, Fifth Supplemental Declaration recorded as Reception Number 20206614, First Amendment to Fifth Supplemental Declaration

recorded December 12, 2002 as Reception Number

20211905, and Sixth Supplemental Declaration to Dec-

laration of Condominium for Teal Landing Condominium recorded as Reception Number 20209497 and any future supplemental Plats or Declarations thereto, all in the office of the County Clerk and Recorder in and for Archuleta County, Colorado.

Unpaid Assessments & Costs: \$4,784.45 Attorneys Fees: \$1,000.00 Total: \$5 784 45

olished October 13, 20, 27, November 3 and 10, 2016 in The Pagosa Springs SUN.

NOTICE TO CREDITORS

Estate of Shelly R. Marmaduke, Deceased Case No. 16PR30049

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Archuleta County, Colorado on or before Feb. 17, 2017, or the claims may be forever barred.

Stephen S. Marmaduke 19894 County Road 500, Unit B Pagosa Springs, CO 81147

Published October 20, 27 and November 3, 2016 in The Pagosa Springs SUN.

BOARD OF ADJUSTMENT HEARING ON November

Veterans Memorial Park of Archuleta County represented by Harold George, has applied for the Veterans Memorial Park Variances from Paving and Landscaping, on property owned by Board of County Commissioners of Archuleta County, Tract B-1, Pagosa Vista Exemption, located on Vista Boulevard, Pagosa Springs, CO (PLN16-092). The request is for Variance from Sections 27.1.7.3 and 27.1.7.4 of the Archuleta County Road and Bridge Design Standards and Section 5.4.5.4 of the Archuleta County Land Use Regulations requiring paving of access and parking, and Section 5.4.1.6(5) Parking Area landscaping, in the Planned Unit Development (PUD) zone. Veterans Memorial Park has made a concurren application for a Land Use Permit to establish a 6.9 acre public park.

A public hearing will be held by the Archuleta County Board of Adjustment, on Tuesday November 15, 2016 at 1:30 p.m. in the County Administration Building Meeting Room, 398 Lewis Street, Pagosa Springs.
Public comment will be taken at the meeting, or may be submitted to Archuleta County Development Services Planning Department, P.O. Box 1507, Pagosa Springs CO 81147-1507, telephone: (970) 264-1390, Planning@ archuletacounty.org.
Published October 27 and November 3, 2016 in *The*

Pagosa Springs SUN.

UPPER SAN JUAN HEALTH SERVICE DISTRICT NOTICE OF PUBLIC HEARING FOR BUDGET AND APPROPRIATION

(Pursuant to Section 29-1-106 and

Section 29-1-109, C.R.S.) NOTICE is hereby given that a proposed budget has been submitted to the Board of the Upper San Juan Health Service District ("USJHSD"). The proposed budget will be considered at a public hearing which will take place during the regular meeting of the Board of USJHSD on November 15th commencing at 5:30 pm, at 95 South Pagosa Blvd., Pagosa Springs, CO 81147.

A copy of the proposed budget is available for inspection Monday through Friday 8:30 a.m. to 4:30 p.m., at USJHSD's administrative office located at 95 South Pagosa Blvd., Pagosa Springs, CO. Any interested elector within the USJHSD service territory may inspect, comment or register objections thereto at any time prior to the adoption of the budget.

Published October 27 and November 3, 2016 in *The*

Pagosa Springs SUN.

ALPHA-ROCKRIDGE METROPOLITAN DISTRICT NOTICE OF BUDGET

Notice is hereby given that: A proposed budget has been submitted to the Board of Directors for the ensuing year 2017; a copy of such proposed budget has been filed at the Archuleta Commissioners Office, 398 Lewis Street, Pagosa Springs, CO, where the same is open for public inspection; such proposed budget will be considered at a regular meeting of the Board of Directors to be held on Thursday, November 10, 2016 at 6:30 pm at the Ross Aragon Community Center, located at 451 Hot Springs Blvd., Room E. Any interested elector of the Alpha-Rockridge Metro District may inspect the proposed budget and file or register any objections thereto at any time prior to the final adoption of the

Budget Officer Published October 27 and November 3, 2016 in *The* Pagosa Springs SUN.

K285GT

Pagosa Springs
On October 27, 2016, an application for assignment of license was filed with the Federal Communications Commission by Educational Communications of Colorado Springs, Inc. and Wolf Creek Broadcasting, LLC, for Station K285GT, Aspen, Colorado. It is proposed in the application that Station K285GT rebroadcast the signal of AM Station KWUF, Pagosa Springs, Colorado, which operates on 1240 kHz. Station K285GT is authorized to operate on 104.9 mHz at the site coordinates, North Latitude 39 degrees, 13 minutes 33 seconds; West Longitude 106 degrees, 50 minutes 7 seconds, with an effective radiated power of 11 Watts Individuals who wish to advise the FCC of facts relating to whether approval of this assignment application would serve the public interest may file comments with the FCC in Washington, D.C. 205

Published November 3, 2016 in The Pagosa Springs

PUBLIC NOTICE

The Town of Pagosa Springs has received an application for a "Conditional Use Permit" for the operation of a "Vacation Rental" to be located at 408 S. 6th Street The Town of Pagosa Springs Planning Commission will consider the "Conditional Use Permit" application at a public hearing scheduled on November 22, 2016 at 5:30PM in Town Hall located at 551 Hot Springs Blvd. Anyone wishing to provide comments should contact the Town Planning Department at 970-264-4151 x 221 or attend the public hearing. Public comments will be

accepted at the public hearing. Published November 3, 2016 in *The Pagosa Springs* SUN.

PUBLIC NOTICE.

Notice is hereby given that a proposed budget has been submitted to the Aspen Springs Metropolitan District board for the ensuing year of 2017 and a amended budget for the 2016 year, Copies of such proposed budgets have been filed in the office of Aspen Springs Metropolitan District where the same is open for public inspection.Such proposed budgets will be considered at a regular meeting of the Aspen Springs Metropolitar strict to be held at 216 Metro Dr. Pagosa Springs, Co on November 8th, 2016 at 6:00pm. Any interested elector of Aspen Springs Metropolitan District may inspect the proposed and amended budgets and file or register any objections thereto at any time prior to the final adoption

Published November 3, 2016 in *The Pagosa Springs*

SUN. PUBLIC HEARING

The Town Council for the Town of Pagosa Springs will be holding a public hearing for a Lodging and Entertainment liquor license application for SOCO Hospitality LLC dba Motel SOCO located at 1300 W Highway 160. The public hearing will be held on Thursday November 17, 2016 at 5:00 p.m. in the Town Council Chambers at Town Hall 551 Hot Springs Blvd. All people wishing to comment should be present at that meeting or have written comments in the office of the Town Clerk no later than 5:00 p.m. on November 14, 2016.

Published November 3, 2016 in The Pagosa Springs

NOTICE AS TO PROPOSED BUDGET Notice is hereby given that a proposed budget has been submitted to the Board of Trustees of the Upper San Juan Library District for the ensuing year of 2017. That a copy of the proposed budget has been filed in the office of the Ruby M. Sisson Memorial Library at 811 San Juan Street Pagosa Springs, Colorado, where same is open for public inspection. That such proposed budget will be considered at a regular meeting of the Board of Trustees to be held at the Ruby Sisson Library on Wednesday, November 16, 2016 at 12:30 PM. Any interested elector within the Upper San Jan Library District may inspect the budget and file or register any objections thereto at anytime prior

to the final adoption of the budget. Dated: October 21, 2016 Upper San Juan Library District leg Wempe, Director

Published November 3 and 10, 2016 in *The Pagosa* Springs SUN.

Pagosa Lakes Property Owners Association & Archuleta County Vista Boulevard Multi-Use Trail Archuleta County, Colorado The Pagosa Lakes Property Owners Association &

Archuleta County in Pagosa Springs, Colorado is in the process of finalizing the above listed project constructed by Common Ground, Inc. Any claims against this project by suppliers, subcontractors, or others should be delivered to the project engineering firm of Davis ineering Service, Inc. at 188 S. 8th Street, P.O. Box 1208, Pagosa Springs, Colorado 81147. All claims shall be delivered prior to November 14, 2016. Any claims received on or after November 14, 2016 shall not be considered. Claim forms can be obtained from Davis Engineering Service, Inc. (Phone 970-264-5055).
Published November 3 and 10, 2016 in The Pagosa

PRSRT STD U.S. POSTAGE PAID PAGOSA SPRINGS, C 81147 PERMIT 17

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Holiday Bazaar

Saturday, Nov. 5 • 9 a.m.-3 p.m. • Ross Aragon Community Center



42nd annual Holiday Bazaar Saturday

By Peggy Andrews

Special to The PREVIEW

Kickstart the holiday season at the 2016 Holiday Bazaar — a Pagosa Springs tradition — being held on Saturday, Nov. 5, from 9 a.m. to 3 p.m. at the Ross Aragon Community Center.

This event is a fundraiser, so your shopping dollars stay local and help our community.

The bazaar will have 52 booths of beautiful art and handcrafted items to fill your Christmas list or a treat for yourself. Artists and crafters from southern Colorado and New Mexico have been creating their unique items all year-round in preparation for this event.

The handcrafted items include holiday décor, fine art, pottery, jewelry, fabric art, metal art, knitted and crocheted items, antler art, quilts, blown glass art, wood carving, soaps, lotions, jams, jellies, salsas and

A popular attraction at the bazaar is the silent auction, which features a wide variety of themed gift baskets created by local realtors and businesses. Also available for auction are items from the participating artists and crafters. Each item will have a "Buy it Now" price, so you can make an immediate purchase. Bidding will end at 1 pm, so be sure to browse the auction tables early.

A huge bake sale is a great tradition at the Holiday Bazaar. This year, the bake sale is sponsored by the Pagosa Springs Girls Choir, which will raise funds by selling wonderful homemade cookies, pies, cakes and more. This bake sale always sells out, so come early for best selection.

While shopping, be sure to stop at the café for a delicious breakfast, lunch, snack or beverage. Deb Archuleta is operating the café this year, so you know the food will be delicious. The café will be open all

This year's bazaar is being sponsored by the Pagosa Springs Realtors Community Outreach, an initiative of the Pagosa Springs Area Association of Realtors (PSAAR) to raise funds for local charities. All proceeds from the bazaar will be distributed to local nonprofit organizations selected by the PSAAR board.

Admission to this event is free, so come out and enjoy the 2016 Holiday Bazaar. We look forward to seeing you there.



Borde Rio: The Contingents, 6 p.m.

Sunday

Borde Rio: Bob Hemenger, 4 p.m.

Wolfe Brewing Company: Steve Blechschmidt, George Clouse, D.C. Duncan, Michael and Dianne Killen, Lisa

Saunders, Tim Sullivan, 2 p.m.

Tuesday

Pagosa Brewing Company: Open Mic Jams. 6 p.m.



Pool Tournaments - 8 Ball Sun. 7:30 • 9 Ball Tue. 7:30

Draft Beer \$2.75 in 12 oz. frozen mugs • Well Drinks \$3.75 • Cigar Bar Wednesday & Thursday from 5-10 - Pitchers \$8.50 Happy Hour 5-7 • \$2.25 draft • \$3.25 well

Open everyday 10-2 • Historic Downtown Pagosa • 264-5798



Cheers to 10 Years!

Bands, Barleywine, Specials, Anniversary Shirts & Cake! Celebrate with us both Friday 11/11 and Saturday 11/12



Pagosa Brewing Co.

970-731-BREW (2739) PagosaBrewing.com



118 N. Pagosa Blvd. (200 yards off Hwy 160)

10-Year Anniversary Party: Nov 11 & 12!

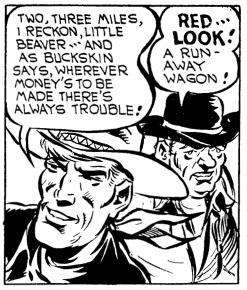


The Pagosa Springs SUN thanks longtime Pagosa Springs supporter Mrs. Shirley Slesinger Lasswell for the privilege of being the only newspaper in the United States to publish the 'Red Ryder and Little Beaver' comic strip. The ongoing adventures of Red Ryder and Little Beaver which began appearing in the Preview section with the December 26, 1996, edition of the SUN first ran in major daily newspapers across America from December 25, 1938 through December 4,1963. Drawn by the late Fred Harman, the comic strips are under the registered copyright restrictions of Red Ryder Enterprises, Inc.

© Red Ryder Ent. Inc.

By Fred Harman





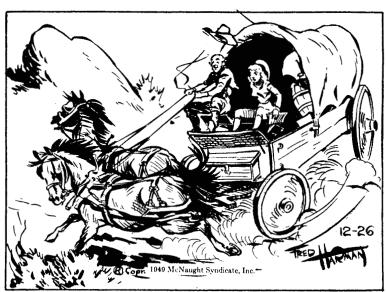




Photo courtesy Americana Project

Singer/songwriter Beth Wood will take to the stage of the Pagosa Springs High School auditorium on Nov. 9 as part of the Americana Project class concert. Members of the class will open the concert.

Americana Project concert to feature Beth Wood Nov. 9

By Bob Hemenger Special to The PREVIEW

The Americana Project class at Pagosa Springs High School is an elective class that offers students a chance to explore and deepen their connection with music and themselves.

Thanks to the Archuleta School District, school board, superintendents, administration and the support of this wonderful community, this class is now in its seventh year.

Students grow in self-confidence and self-expression through performance and songwriting. Performance opportunities include classroom concerts, lunchroom performances, opening slots for

concerts, community functions and their final exam performance at the end of the school year.

Although students are not "falsely" encouraged to become stars, the growth in confidence and the ability to perform in front of an audience empowers their opportunities to be successful in life in many ways.

Of course, a love of music lasts a lifetime.

The class is not designed with a strict curriculum in place. Students are supported in self-directed learning and experiential education. They continue to amaze us with what they create when given a safe and supportive environment

■ See Concert on next page



From Arboles to Chromo - Aspen Springs to Pagosa Springs and each neighborhood in between, I've heard your frustrations, concerns and complaints as well as your hopes and dreams!

Succinctly stated to me as:

"Nothing Changes if Nothing Changes"

Now is the time for fresh ideas, Strong leadership, teamwork and Solid plans for our future.

Thank you.

For your waves, honks, thumbs up, coffee, walks and talks. I hear you, and will continue to listen to you while acting on your behalf.

You ALL matter to me.

And now, more than ever your Vote matters!

Please join me in creating a brighter

and even better future for US!

VOTE Morgan Murri



It would be an honor to serve you and improve our:

Roads • Affordable Housing Childcare and Education Broadband and Technology

www.Morgan4BOCC.com • morgan@archuletacounty.net

Morgan Murri **

Matters for Archaleta County

Hardworking • Conservative • Leader

Paid for by Morgan Murri for Archuleta County



Photo courtesy Bob Hemenger

This semester's Americana Project students pose. The students will present a concert on Nov. 9 featuring singer/songwriter Beth Wood.

United Way to host CD release party

By Bill Hudgins

Special to The PREVIEW

A CD release party for "Play For The Way — The Music Of Pagosa" will be held at Wolfe Brewing Company on Nov. 6 from 2 to 6:30 p.m.

This United Way production, six months in the making, is professionally produced and features the great talents of Steve Blechschmidt, George Clous, Mark DeVoti, D.C. Duncan, John Graves, Bob Hemenger, The High Rollers, The Killens, Shane Lane, Brooks Lindner, Terry Rickard, Lisa Saunders, Tim Sullivan and Debbee Tucker.

There will be live performances by Steve Blechschmidt, George Clous, D.C. Duncan, Michael and Dianne Killen, Lisa Saunders and maybe more as we continue to hear back from these artists.

So, come early and enjoy some excellent entertainment and fine beer and food before the Broncos-Raiders game, which starts at 6:30 p.m. We look forward to seeing you there.

Your local news source since 1909. The Pagosa Springs SUN 264-2101

Concert

■ continued from previous page

to just "do their thing". There is an amazing amount of talented youth in this community and we are fortunate to be able to offer a class like this

Please join us Wednesday, Nov. 9, for our special guest, Beth Wood. Wood's ability to write and deliver a powerful song will leave you with

Marquee Movies run Fri-Tue

Closed Wed

11/4-11/8

R-7pm

Sunday 2pm

Check out our website for up-to-date

show times www.pagosamovies.com

Email Hannah at

264-SHOW

Rent out the Theatre today!

pagosamovies@gmail.com

For ads please contact Christine@south40films.com

418 Pagosa Street

The

nresents

Liberty

Theatre

a good feeling. Students from the Americana Project will open the show at 7 p.m. Doors open at 6:30 p.m. and tickets are only available at the door the night of the show. Tickets are \$10 (12 and under are

We hope you can join us for a magical night of music and support these fine young musicians.



Now Serving Lunch

Tuesday through Saturday 11:30 a.m. to 2 p.m. serving a special lunch menu

Also, join us

Tuesday through Sunday 4:30 until 9 p.m. and for Sunday brunch from 10 a.m. to 2 p.m.

> 731-WINE (731-9463) 27B Talisman Dr., Unit 4







Photo courtesy Herb Grover

Birds perch on a cape buffalo. Herb Grover, who spent about six weeks in Kenya in 2010, will present a photo journal of his time there at the Nov. 10 meeting of the Pagosa Springs Photography Club.







Photo courtesy Herb Grover

Herb Grover, a recently retired professor, spent about six weeks in Kenya in 2010 teaching life science to Kenyan students. Grover will present a photo journal of his time in Kenya at the Nov. 10 photo club meeting.

Photography Club meeting Nov. 9

By Gregg Heid

Special to The PREVIEW

The next meeting of the Pagosa Springs Photography Club will be Wednesday evening, Nov. 9, at the Community United Methodist Church on Lewis Street.

The meeting will begin at 6 p.m. with light refreshments and a short business meeting, followed by a presentation by Herb Grover

at 6:30 p.m.

Recently (semi) retired as a professor of biology from Wayland Baptist University, Grover spent about six weeks in Kenya in 2010 teaching life science to Kenyan students pursuing university degrees through Wayland. Grover's photo journal of his time in Kenya will focus on his experience with the Kenyan students, as well as several safaris to Nairobi National

Park, Lake Nakuru National Park, Mt. Kenya National Park, LeWa Conservancy and the Maasi Mara National Park.

As is the tradition for the club, following the formal presentation, members of the club are invited to share a sampling of their favorite photos with those present.



CD Release Party

Sunday, Nov. 6 | 2:00 - 6:30pm Wolfe Brewing Company

Twe Music with

STEVE BLECHSCHMIDT | GEORGE CLOUS D.C. DUNCAN | MICHAEL & DIANNE KILLEN LISA SAUNDERS & MAYBE MORE!



A professionally produced CD featuring the talents of:

Steve Blechschmidt, George Clous, Mark DeVoti, D.C. Duncan, John Graves, Bob Hemenger, The High Rollers, The Killens, Shane Lane, Brooks Lindner, Terry Rickard, Lisa Saunders, Tim Sullivan and Debbee Tucker

Go to playfortheway.com to hear excerpts and to order.

All CD proceeds help support 12 Archuleta County non-profit agencies providing essential services to our community.

A United Way of Archuleta County Production

'The Power of Music' at library Nov. 10

By Paul Roberts

Special to The PREVIEW

Musicians Jessica Peterson and Paul Roberts will present "The Power of Music" at the Ruby Sisson Library's Lifelong Learning Lecture Series at 5:30 p.m. on Nov. 10.

The program includes music performed on a variety of flutes and plucked string instruments, interwoven with information about the benefits of music, including Paul's experiences working as a music therapist in psychiatric hospitals.

Peterson will play silver flute, ocarina and Native American-style wooden flutes. Robert's instruments include cello banjo, Indian sitar, mandocello and Chinese guzheng.

Throughout the ages, music

has played an important role in every culture we know of. Recently, scientists have been making breakthroughs in understanding the profound activation that takes place in our brains when listening to and playing music. The "Power of Music" will touch on some of these scientific findings and the implications for using music to enhance brain function in education and the healing arts.

Music has had a time-honored place in human history. Now that we know so much more about how music engages and activates multiple areas of our brains, the sky's the limit in exploring the great treasure trove that music offers.

Subscribe to The SUN



Riverside Restaurant & Tavern

Mountain-Mex and Craft Drink

Hours:

Thursday - Sunday 11am - 9pm

Happy Hour 3-6 pm

Tickets still Available for Friday night concert!

The Contingents

(featuring members from Leftover Salmon and Yonder Mountain String Band)

Friday, November 4th at Borde Rio doors open at 6pm

Purchase tickets at Borderiopagosa.com or at door.

Events

Thursday Night Nacho Bar from 4 to 6pm

Saturday - Bottomless Mimosas from 11 to 1

Sunday - Bloody Mary Bar from 11 to 2 and

Bob Hemenger playing from 4 to 7

'A Charlie Brown Christmas' to kick off holiday festivities

By Sally Neel Special to The PREVIEW

Curtains Up Pagosa (CUP) is proud to open the season of Christmas preparation on Nov. 17-20 at Pagosa Springs High School with the endearing production of "A Charlie Brown Christmas," a theater adaptation of Charles Schultz's long-popular animated TV special.

The curtains will go up at 7 p.m. Thursday through Saturday, Nov. 17, 18 and 19, and at 2 p.m. on Nov. 20. Tickets will be sold at the door. The cost is \$15 for adults and \$10 for students. Children 5 and under are admitted free. Children are encouraged to dress as their favorite Charlie Brown character.

The theater production follows the television script closely, utilizing the memorable jazz arrangements by Vince Guaraldi. The CUP production will produce the play as vignettes, with holiday vocal solos interspersed between the scenes, sung by some of your favorite CUP soloists.

"Casting this production was probably the most important part of making sure the play is true to the intent of Charles Schultz," said Dale Johnson, production director. "I think we have a wonderful cast and that everyone will go away feeling energized and in the joyful spirit of the season."

Playing the lead as Charlie Brown is CUP veteran actor Jeremy Medina, who has played leading roles as Motel the tailor in "Fiddler on the Roof" and the leading role of Shrek in "Shrek the Musical." Medina manages to find the heart of Charlie Brown's personality, portraying both his feelings of loneliness and frustration along with his compassion and determination to make things better.

The part of Lucy Van Pelt will be played by high school senior Hayley Mitchell. Like many of the CUP student actors who have graced our stage since early childhood, we have had the pleasure of watching Mitchell grow in confidence both as an actor and as a singer. Certainly, she has found the "Lucy within" in this performance, offering a sassy, bossy, self-absorbed, yet oddly lovable nemesis for Charlie Brown.

The live pit band is small but efficient in bringing the fun jazzy momentum to life with piano, played by musical director Sally Neel; upright bass, played by James Kiker; and drums, played by Joan

CUP, a 501(c)3 organization dedicated to strengthening Pagosa's youth through the performing arts and adult volunteer mentorship, is entering its 27th year of bringing high quality community theater to Pagosa Springs. The all-volunteer organization is a treasured asset to our town, allowing students and adults alike to discover the joys of performing and being a part of a creative process.

Your support assures that the performing arts in Pagosa Springs remain strong and an integral part of the beautiful tapestry we call home.



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When it's time to have 'that talk' with an aging parent

Special to The PREVIEW

It's an increasingly common situation that many families face. Improved health care and healthier lifestyles have many people living well into their 70s, 80s and beyond. And while many of these folks may be in relatively good health, it's natural that their children begin to worry that their aging parents can no longer care for themselves as well as they once did.

Such situations can result in a variety of emotionally laden decisions that require family discussions.

It can often be extremely difficult to discuss, never mind reach decisions, about issues such as where elderly parents should live, what health services are needed, current financial situations, wills and estate planning, the surrendering of a driver's license and related topics.

But, while such discussions with an aging parent may be difficult, they are necessary. And there are ways to make such talks less prone to disagreement and more apt to lead to productive results.

Start by picking a time and place for important conversations that will make your parent feel comfortable.

A big help in holding useful discussions is to speak in a way that avoids judgmental "you" statements, such as, "Dad, you have to accept ..." Instead, talk about what you feel and think about an issue, rather than taking the position that what you believe is correct while your parent's views are simply

It's vital that you respect your parent's right to argue and disagree. Listen to your parent's feelings, views and ideas, especially when the subject involves major decisions. Realize that your job is

■ See Talk on next page







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Common ground on the Blanco

The pastor announced it, encouraged it, and I didn't think twice. I ran to the table and signed up to take two college kids home for an afternoon. How hard could that be?

Thirty young people spend three months at Snow Wolf Lodge on the Upper Blanco. It's a great program for young adults before they start their college years. They are starting life and learning how to make good decisions. We have lived life and are living in our decisions. Sixty years between us, but surely there is common ground among all of us.

I see myself as 40 years old, an over-the-top artist with a thousand ideas. I've been involved with Snow Wolf Lodge for 25 years. I've had great artists and writers retreats and reunions there, illustrated a cookbook for a former chef who worked there. The lodge is a sweet spot in my past and I'm invested in its ministry.

From my eyes, my Sweet Al is Keanu Reeves in "A Walk in the Clouds": a young, handsome man selling chocolates. Al sold insurance and fed the women compliments and chocolate candy. Al was smooth in his younger days. They would see him like I see him.

In our minds, we're still vibrant, movers and shakers, interesting and enjoyable. Don't be fooled with these old bodies; we've lived life and we know a lot about it. How could these kids think anything different than what I see in my eyes? We've got a lot to give these young people.

I'm sure these two incredible kids gasped and thought they had drawn the short straw when they saw two old people in their 70s waiting to take them home. Graciously, they stepped into our car.

Al drove and I told him how to drive all the way home. He definitely needs my help and I told them he did. But it makes great material for my "Artist's Lane" column, which I write weekly. They exchanged looks from the backseat and I read their minds. What in the world did we

Artist's Lane

Betty Slade

get into?

Al went into a panic mode when I told him we were going to entertain two college kids for an afternoon. I said no problem, he could talk football with the young man, show him his gun collection, his Karmann Ghias, tell him hunting stories and tell him about his hunting dog, Whiskey. He could even let him drive his Kabota around the yard.

The young man, a city boy, was a music and engineering major. He didn't hunt, didn't watch football and didn't want to know about guns. Only one thing in common: they both came from Sherman, Texas.

Al remembered the Quaker Oats Company with the big silo in the shape of a Quaker Oats box. The young man didn't know about it. Their common ground was good for a minute. They still had three hours and 59 minutes to go.

For me, I knew the kids could lose themselves in my WiFi connection. I'd even offer my Mac computer and they would be entertained for hours. I'd show them my art cabins and talk about my books and writings and take them to the river. I could talk Greek to them. After all, they are studying about God. The young lady and I could watch a Hallmark movie. No problem, I had it covered.

She didn't want to hook up to WiFi and Hallmark movies bored her. She couldn't understand why I would learn Greek. No sense in that, not going to happen. She wasn't impressed with all my accomplishments. Imagine that. Remember, I'm seeing myself as young and taking the art and writing world by storm. I knew all about Snow Wolf Lodge before she

was even born.

I'm an interesting person in my mind, not hers. I'm sure she saw me as an old, eccentric, sucking-upthe-air artist living my yesterdays and missing the mark by a mile.

I took them to the river where Al and I have our morning coffee and afternoon breaks. That's our haven and our sweet spot. Surely they'd get the impact of the importance of our river. We'd sit down on our comfortable chairs and listen to the river run by.

No common ground there. They looked at the river and I could hear them thinking, "What are we supposed to be looking at in the river?" She was from Florida, 10 miles from the beach and has seen lots of water. That little jaunt took 10 minutes.

She said she wanted to paint. Great. I supplied her with everything she needed to paint a watercolor and insisted she could take my supplies back to the lodge. She was happy. We found a meeting place.

We were also preparing to leave on a trip within four days. We still didn't have anyone to take care of Whiskey. No longer was my Sweet Al Keanu Reeves selling chocolate. He became the tottering 79-year-old man worried about his dog. He was wearing me down with his insistence we find someone. Lord, help me to meet Al where he is.

Al couldn't let it go and he couldn't think of anything else. We had to deal with it now, and I mean now. I had young people to entertain. I told Al to table it and we'd

■ See Lane on next page





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■ continued from previous page

to offer advice and support, not to dictate how things "must" be. It helps for you to see how difficult it may be for a parent to admit that he or she is becoming limited and less capable.

You might also include someone you and your parent mutually trust, but don't make your parent feel he or she is being ganged up on.

Accept that reaching necessary decisions may take time. See initial discussions as door openers, chances to get the process started. It's emotionally difficult for parent and child when an aging parent can no longer handle daily life on his or her own. Holding effective discussions on changes to be made can be much more productive, and far less traumatic, than simply trying to dictate decisions. If extra help is needed, seek out a professional counselor who specializes in geriatric issues.

"Counseling Corner" is provided by the American Counseling Association. Send comments and questions to ACAcorner@counseling.org or visit the ACA website at www. counseling.org.



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New shows added to Community Concert Hall 2017 lineup

By Indiana Reed

Special to The PREVIEW

The Community Concert Hall at Fort Lewis College has announced the addition of three shows — Squirrel Nut Zippers, The James Hunter Six and Levi Platero Band — to its 2016-2017 winter-spring performing arts season.

Tickets for all went on sale at on Tuesday online at www.durangoconcerts.com, by phone at 247-7657 and in person at the ticket office inside the Durango Welcome Center at 8th Street and Main Avenue in downtown Durango.

The newly announced shows are:

• Squirrel Nut Zippers, Jan. 12, 7:30 p.m.; \$36/\$46.

Squirrel Nut Zippers is a big band/jazz/alternative rock band that rejoices at the difficulty people have pigeonholing their unmistakable sound. A perpetually evolving, hybrid stew of southern roots traditions, blues and jazz, the Zippers were aptly tagged "'30s punk" by one critic, though NPR's Morning Edition might have said it best: "It's not easy to categorize the music of the Squirrel Nut Zippers, except that it's hot."

The band has always flirted with a muse most concerned with ghosts, love gone wrong, fever-dreams and stories unearthed from days past. Centered on the vocals of Ingrid Lucia, of Flying Neutrinos fame, and the anachronistic windup toy that is Jimbo Mathus, the Zippers promise to both charm and confound.

• The James Hunter Six, Feb. 21, 7:30 p.m.; \$28/\$38.

A rhythm and blues singer of uncommon vitality and chops, James Hunter's buoyant spirit and magnetic stage charisma demolishes labels like "throwback" and "retro." As the newest family member of the famed Daptone Records (America's premier soul imprint),

The James Hunter Six remain one of the hottest soul acts in the world.

It's been 10 years since the Englishman Hunter burst onto the scene with his U.S. debut "People Gonna Talk," topping the Billboard

■ See Shows on next page



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Lane.

■ continued from previous page

deal with it later. No way would that pacify him.

We found a precious lady with a servant's heart on the Lower Blanco. She loves dogs as much as Al and our daughter. I handed her five pages of instructions, which our daughter wrote out for her.

Heaven help us, how hard is it to feed three dogs every morning, and feed them at night and put them up? The lady said she'd take good care of them, our daughter didn't need to worry. The dogs, our daughter and the dog caregiver found a meeting place.

The lady is an advocate for animals. She believes animals don't have a voice and we have to speak up for them. That was news to me. I thought Whiskey spoke for Al. Her voice is very loud in this house. I need someone to speak up for me and someone to became my advocate. No common ground there.

Our son-in-law came by to help us with a project. He does that every once in a while. I invited him to have lunch with us and our guests. The young girl came from the same town as Tim Tebow. She was upset with all the hype about him in their town, and my son-in-law decided to push my buttons. "Tim Tebow hit a home run. He's too fat to run. He can only run fast enough to play catcher."

"What? I'm not giving up on Tim. I know his faith and I know he's a man of God. OK, he's not the greatest quarterback, but he was a good model for our grandsons when they played football. I'm not turning my back on Tim Tebow."

That started the bantering back and forth. I wanted to drop it, but our son-in-law was enjoying the moment and took advantage of it. The kids became nervous with what we call "fun." That didn't go so well.

Final brushstroke: The young girl painted and the young man looked at job applications on the Internet. When it was time to go, they had settled into our home and weren't ready to leave. A 60-year span and years of living among all of us we found common ground for the afternoon. For My Sweet Al and I, we're still looking for it.

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Camp Lejeune: past water contamination

From the 1950s through the 1980s, people living or working at the U.S. Marine Corps Base Camp Lejeune, N.C., were potentially exposed to drinking water contaminated with industrial solvents, benzene and other chemicals.

To learn about research on past chemical contamination, go to http://www.publichealth.va.gov/exposures/camp-lejeune/research.asp.

Disability compensation

The U.S. Department of Veterans Affairs (VA) recently proposed a rule to create presumptive service connection for veterans, reservists and National Guard members exposed to contaminants in the water supply at Camp Lejeune from Aug. 1, 1953, through Dec. 31, 1987, who later developed one of the following eight diseases:

- Adult leukemia.
- Aplastic anemia and other myelodysplastic syndromes.
 - Bladder cancer.
 - Kidney cancer.
 - · Liver cancer.
 - Multiple myeloma.
 - Non-Hodgkin's lymphoma.
 - Parkinson's disease.

Presently, these conditions are the only ones for which there is sufficient scientific and medical evidence to support the creation of presumptions; however, the VA will continue to review relevant information as it becomes available.

Veterans who are experiencing other health conditions that they think may be related to contaminated water at Camp Lejeune are encouraged to contact their primary care provider and to file a claim. The VA reviews and decides disability compensation claims on a case-by-case basis.

2012 Camp Lejeune health care law

In accordance with the 2012 Camp Lejeune health care law, the VA provides cost-free health care Veterans Corner

Raymond Taylor



for certain conditions to veterans who served at least 30 days of active duty at Camp Lejeune from Jan. 1, 1957, to Dec. 31, 1987. Qualifying health conditions include:

- Esophageal cancer.
- Breast cancer.
- Kidney cancer.
- Multiple myeloma.
- · Renal toxicity.
- Female infertility.
- Scleroderma.
- Non-Hodgkin's lymphoma.
- Lung cancer.
- Bladder cancer.
- Leukemia.
- Myelodysplastic syndromes.
- Hepatic steatosis.
- Miscarriage.
- Neurobehavioral effects.

Veterans eligible for health care under the 2012 Camp Lejeune health care law may enroll in VA health care and receive medical services for the 15 covered health conditions at no cost (including co-payments).

Special note

Many thanks to our fire department on the Adobe (Los Banos) Fire. The potential for a much greater tragedy existed without their efforts in maintaining the fire only to the affected building. Many good people were affected and lost a great deal, but thanks are deserved for it not being something much worse.

For more information

The office of Archuleta County veterans service officer provides assistance to qualified military veterans, and their families, or a veteran's survivors, in applying to and in obtaining VA program assistance, benefits and claims.

This assistance is provided within the guidelines, policies and procedures established by the Colorado Department of Military and Veteran Affairs. This is a mandated program of the state of Colorado.

For further information on VA benefits, please call or stop by the Archuleta County Veterans Service Office, located at the Senior Center in the Ross Aragon Community Center on Hot Springs Boulevard.

The best way to contact me is to set up an appointment, for either at your home or in the office, so I can schedule a specific time in order to answer and assist each veteran in Archuleta County.

The office number is 264-4013, fax number is 264-4014, cell number is 946-3590 and email is raytaylor@archuletacounty.org. The office is open from 8 a.m. to 4 p.m. Monday through Friday.

Bring a DD Form 214 (discharge) for applications to VA programs or benefits for which the veteran may be entitled to enroll, and for filing in the Archuleta County VSO office.

Always leave me a message and phone number to contact you.

Veterans' groups

The following veterans groups meet in Pagosa Springs:

- American Legion Post 108: second Wednesday of the month at 6 p.m., 287 Hermosa St.
- American Legion Post 108 Ladies Auxiliary: second Tuesday of the month at 4 p.m., 287 Hermosa St
 - Veterans for Veterans: Every
- See Veterans on next page

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Shows

■ continued from previous page

Blues chart, earning a Grammy nomination, and attracting universal acclaim from critics and his fans — including Van Morrison, Sharon Jones and Allen Toussaint.

This year, Hunter is touring in promotion of his latest album, "Hold On!" featuring the driving stompers, bubbling rumbas, and the rawness and feeling to which Daptone fans have become accustomed. The music is said to cut straight to the soul of the man Hunter fans have come to love.

• Levi Platero Band, May 18, 7:30 p.m.; \$19/\$28.

The Levi Platero Band is a family blues-rock power trio from Tohajilee, N.M., within the Navajo

Nation. Lead Levi Platero was only 12 years old when the band took the stage during a concert at "The Gathering of Nations" and met with a tremendous response.

Now in his 20s, Platero, on guitar/vocals, continues to lead the band that includes Douglas Platero, drums, and Bronson Begay, bass guitar/vocals. The style is a mix of Texas blues and '70s rock 'n' roll.

The press has noted, "If Santana or the Los Lonely Boys had little brothers, it would be the Plateros."

Celebrating its 20th anniversary season in 2016-2017, the Community Concert Hall is a not-for-profit, multiuse performance venue located on the campus of Fort Lewis College.

Veterans

■ continued from previous page Tuesday at 10 a.m., St. Patrick's

- Episcopal Church.
 Combat Veterans PTSD Group:
 Every other Tuesday at noon, Community United Methodist Church,
 434 Lewis St. Contact Kevin Kelly
- at (505) 699-0824.

 Women's Group of Spouses of Veterans: First and third Wednesdays at 5:30 p.m., Dr. Sharon Carter's office. Contact Charlotte at 903-9690.

Important numbers

• 799-VETS, www.Vets4VetsP-

SCO.org.

- Durango VA Outpatient Clinic: 247-2214.
- Farmington VA Center: (505) 326-4383.
- VAMC Albuquerque, N.M.: (800) 465-8262.
- VAMC Albuquerque, N.M., emergency notification: (800) 465-8262, ext. 5739.
- The Veterans Crisis Line offers free, confidential support to veterans in crisis, as well as their family and friends 24/7/365. Call (800) 273-8255, chat online or text 838255.





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CAMPAIGN DEBATE VIDEO from October 21st. Watch online at Carpenter2016.com/debate

CHARTER SCHOOL PUBLIC COMMENTS from October 24th School Board meeting: Carpenter2016.com/charter

November 8, School Board meeting, 5:00, Middle School Library - Charter School application.

November 8, Town Planning Committee meeting, 5:30, Community Center

Visit CARPENTER2016.com to learn more about Natalie Carpenter.

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How to save money on everyday expenses

Special to The PREVIEW

Brown-bagging lunch instead of buying lunch out each day can save adults hundreds of dollars per year.

Saving money on everyday expenses is a goal for many adults. Certain expenses, such as loan payments, may be more difficult to pare down than others. But there are ways adults can save on everyday expenses without drastically overhauling their daily routines.

Transportation

Transportation is a significant expense for many adults. The Federal Highway Administration notes that the average American family devotes 19 percent of its monthly budget to transportation costs. A 2011 report from the American Public Transportation Association found individuals who ride public transportation can save more than \$10,000 annually. That figure is closely tied to fuel costs, but even when fuel costs are low, adults can still save substantial amounts of money by utilizing pubic transportation instead of driving themselves to work every day.

Even adults who live in auto dependent exurbs, where families devote 25 percent of their monthly budgets to transportation costs, can save by carpooling to work, which allows commuters to split fuel costs while also reducing wear and tear on their vehicles. That reduced wear and tear will add years to a vehicle's life, saving auto owners money as a result.

Food

Food is another daily expense where many adults can likely save some money. A 2013 survey from Visa found that the average person goes out for lunch twice per week, spending \$10 each time. That adds up to more than \$1,000 annually. By bringing their own lunches to work, working professionals can save hundreds of dollars per year.

In addition to the financial benefits of brown-bagging lunches, adults can reap nutritional rewards by packing healthy meals for themselves. Men and women who eat out for lunch each day will have to eat whatever the eateries near their offices have to offer, whether those offerings are healthy or not. Individuals also can save more money by bringing their own coffee to work each day rather than relying on coffee shops to satisfy their morning java fix.

Entertainment

Entertainment is another area where many adults can likely save money. NBC News reported in 2015 that the average cable bill was \$99 per month, and that was before 2016 rate increases were announced by a host of providers, including DirecTV, Dish Network and Time Warner Cable.

Streaming services such as Netflix (\$9.99 per month), Amazon Prime (\$99 per year) and Hulu Plus (\$7.99) combine to cost a fraction of that figure, and such services continue to increase their offerings. Adults interested in trimming their daily expenses can access all three services for less than \$320 per year, or a little more than three months' worth of cable bills.

Reducing everyday expenses is a goal for many adults, and doing so is simpler than men and women may know.

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The many benefits of family meals

Special to The PREVIEW

Families who resolve to spend more time together may reap a host of benefits. One of the easiest ways to enjoy family company is to dine together, with researchers saying it's one of the most important things parents and other caregivers can do for children.

Hectic schedules have made it commonplace for many families to grab meals on the go, whether on the ride to school or during the commute home from work. Family meals may also play second fiddle to sports practices, extra hours at the office and trips to the gym. However, according to family therapist and Harvard Medical School professor Anne Fishel, sitting down for a nightly meal is great for the brain, the body and the spirit.

According to a study from researchers Sandra L. Hofferth and John F. Sandberg titled "How American Children Spend Their Time," which appeared in the Journal of Marriage and Family, family meals are linked to fewer behavior problems, as measured by a child's score on the Behavior Problems Index. And that is not the only advantage to family meals.

- A 2000 survey from the Obesity Prevention Program at Harvard Medical School found that the 9- to 14-year-old children who ate dinner with their families most frequently ate more fruits and vegetables and consumed less soda and fried foods.
- Conversations around the dinner table provide an opportu-

nity for children to expand their vocabulary and knowledge about key issues.

A 2006 article in New Directions for Child and Adolescent Development found dinnertime conversation boosts vocabulary even more than being read to. Young kids learned 1,000 rare words at the dinner table, compared to only 143 from parents reading storybooks aloud. At the family dinner table, parents can teach their kids how to speak well when among other adults and children without the distractions of television, phones and other electronic devices drawing kids' attention away.

- Family dinners can help expand palates and get children to try new things.
- Experts in the Department of Child Development and Family Science at North Dakota State University say family meals help provide a regular, consistent opportunity to create an environment of inclusion for everyone in the family. Family meals also become a way to carry on family traditions and instill a sense of family unity.
- Eating together may help prevent certain poor adolescent behaviors. Teens who have fewer than three family dinners a week are 3.5 times more likely to abuse prescription drugs and to use illegal drugs other than marijuana;

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- · Create consensus through real leadership and persistence;
- Foster cooperation between the town and county

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Clifford Lucero, County Commissioner

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Paid for by Committee to Elect Rod Proffitt County Commissioner

Easy 'green' Thanksgiving ideas

Thanksgiving is a holiday to give thanks and share special moments with family and friends. While the original Thanksgiving might have taken place during a time when food was sparse, nowadays Thanksgiving often involves excessive amounts of food, with more food ending up in the garbage than in celebrants' bellies.

The U.S. Department of Agriculture projects that Americans will throw away more than 200 million pounds of edible turkey meat this Thanksgiving holiday. And Thanksgiving typically ushers in a period of wastefulness, as the U.S. Environmental Protection Agency said American households produce roughly 25 percent more trash between Thanksgiving and New Year's Day than during the rest of the year.

Reducing waste is a worthy goal year-round, but especially so during the holiday season. And accomplishing that goal can be done without sacrificing holiday traditions.

- Use fine china when serving meals. Thanksgiving provides an opportunity to serve meals on fine china and use the silverware that has gone unused instead of disposable plates and utensils. In addition to adding a touch of elegance to meals, reusable china and silverware is less wasteful than paper plates and plastic utensils. Cloth napkins and other table linens are also more eco-friendly than paper napkins.
- Decorate using natural items. Scour the great outdoors for allnatural centerpiece materials or other items that can be turned into wreaths and garlands. Vases filled with pine cones and acorns make for beautiful, inexpensive and festive decorations.
- Shop locally and organically. When shopping for Thanksgiving dinner, choose local produce, poultry and grains whenever possible. Resist the urge to buy more than you need as well. Skip some of the less-popular dishes that are used only to make the table seem full. Buy a small turkey or think about only serving turkey breasts, which tend to be the most popular cuts of the bird. Use reusable shopping bags to carry items home and reduce waste even further.
- Light candles and reduce energy consumption. During the meal, eat by candlelight and turn off lights in other areas of the home that are not in use. Rather than turning on the television, take the party outdoors and play a game of football on the front lawn.
- Have a local Thanksgiving. Start a new tradition and invite nearby friends and family over for the holiday instead of traveling long distances. According

eco-conscious men and women, if each family reduced gasoline consumption by one gallon (roughly 20 miles), they could reduce greenhouse gas emissions by 1 million

• Send home the leftovers. Send each guest home with some leftovers if you have any. This way the refrigerator isn't left full of items that will end up uneaten. Otherwise, donate uncooked food to a local food bank. Use any scraps of vegetables in a compost pile.

• Don't let recycling fall by the wayside. Remember to recycle all applicable items. Just because it's a holiday doesn't mean recycling habits should be forgotten. Encourage guests to pitch in by clearly marking recycling bins.

Thanksgiving can be less wasteful without detracting from the enjoyment and true meaning of the holiday.

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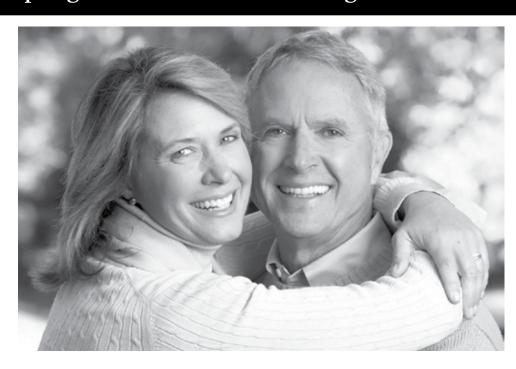
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Tips to make an older home more energy efficient

Special to The PREVIEW

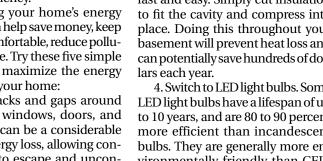
While new homes are being built to be more energy efficient than ever before, thanks to a growing green building movement and increasingly strict building codes, the age of existing dwellings continues to present challenges.

More than 40 percent of the housing stock in the United States was built before 1969 and simply wouldn't stand up to today's standards. Yet, much can be done to help homeowners improve their building envelope to reduce energy use and increase efficiency.

Improving your home's energy efficiency can help save money, keep you more comfortable, reduce pollution and more. Try these five simple measures to maximize the energy efficiency of your home:

1. Seal cracks and gaps around your home's windows, doors, and vents. These can be a considerable source of energy loss, allowing conditioned air to escape and unconditioned air to infiltrate your home, placing stress on your furnace and air conditioner in the process. An easy DIY solution is to caulk around windows, doors, and vents, and install or replace worn weatherstripping. An average home loses up to 30 percent of its energy through air leaks, so sealing your home is a worthwhile exercise.

- 2. Top up or replace old insulation in your attic. A poorly insulated attic is a primary source of energy loss. Also, over time, some types of insulation can settle and compact, allowing heat to escape through gaps. Experts recommend installing a dimensionally stable batt insulation. Aim for an r-value of at least R-50, or a depth of roughly 16 inches.
- 3. Insulate basement headers. Uninsulated basement headers are common, especially in older homes. They can act as a gateway for heated air to escape. Fixing the problem is fast and easy. Simply cut insulation to fit the cavity and compress into place. Doing this throughout your basement will prevent heat loss and can potentially save hundreds of dol-
- 4. Switch to LED light bulbs. Some LED light bulbs have a lifespan of up to 10 years, and are 80 to 90 percent more efficient than incandescent bulbs. They are generally more environmentally friendly than CFLs and safer, too, since they produce less heat.
- 5. Consider a home energy audit. This will help you identify and target specific problematic areas of energy loss. A professional home energy audit will also provide a list of recommended solutions to help you maximize your energy-efficiency



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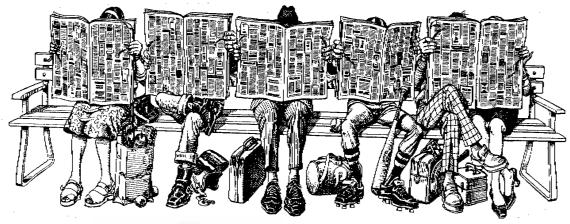
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Home improvements that increase home value

Special to The PREVIEW

When granite countertops or shiny, stainless steel appliances beckon homeowners from the display areas of home improvement stores, it's tempting to gear remodeling thoughts toward the items that will add flair and decorative appeal to a home. Even though most improvements add some measure of value, deciding which are the best investments can be difficult.

Return on investment, often referred to as ROI, varies depending on the project. Frequently, the projects that seem like the best investments don't bring the greatest rate of return, while those that seem like smaller projects bring substantial returns.

Real estate professionals routinely weigh in with their expert advice, and homeowners can couple that advice with Remodeling magazine's annual "Cost vs. Value Index" to reap the greatest financial impact from their renovations.

The following were some of the projects that garnered the greatest ROI in 2015.

- Open the door to improvement. Region by region across the United States, installation of a new steel door on the front of a home can have a large impact on the resale value of a property. The ROI ranges from 123 percent at the highest, to 86 percent at the lowest, which is still a considerable investment return for such a simple project. Match the door's style with the style of the house for the best value.
- Turn up the kitchen heat. An attractive kitchen can encourage buyers to overlook some of a home's less attractive components. In the kitchen, replacement countertops, wall color changes, new cabinetry and flooring offer the biggest ROI.
- Dreaming of a new bedroom. Remodeling magazine also points to creating an attic bedroom to increase home value. The ROI of

an attic remodel that adheres to code can garner an 83 percent ROI.

• Home maintenance projects. There's little good to improving the aesthetic appeal and functionality of a home if there are existing structural or maintenance issues, warn experts.

Siding replacement, HVAC system repair or replacement, a new roof, and basement dampness prevention solutions can be smarter investments before other flashy remodels. Many buyers have a strict budget for a house, and those buyers may be more likely to buy a house with little or no maintenance issues. Such buyers will then upgrade the kitchen or baths themselves, according to Harvard's Joint Center for Housing Studies.

• Worthy window replacement. Angie's List, a home services review and referral resource, has found that the average ROI of new windows is 77 percent. The cost of installation and energy savings tend to offset at around the 10-year point.

If remodeling is on the horizon, homeowners should give strong consideration to ROI before choosing a project.

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How to turn a hobby into a career

Special to The PREVIEW

The end of the year tends to be a time to reflect on the previous 12 months. Many people are inspired to find a new career at the dawn of a new year. Some might find it possible to turn hobbies and other interests into ventures that can make money or even serve as new jobs

Earning a living doing something you love is the ultimate goal for many people. However, before a person tries to turn a hobby into a career, he or she first needs to analyze the situation and give such a momentous decision ample consideration. All hobbies cannot be adapted into lucrative businesses, especially those that are very niche-oriented. The following techniques can help people turn their hobbies into careers.

- Streamline and perfect your skill. Before trying to turn a hobby into a career, obtain further training or education, if necessary. Just because you're qualified to do something as an amateur does not mean you can do it as a professional. Research if you need more schooling and pursue that schooling if you find you do.
- Appeal to other hobbyists. Hobbyists tend to be quite enthusiastic and passionate about their work. Therefore, your first client base may very well be other hobbyists. Attend street fairs, carnivals and any other gatherings that tend to bring hobbyists together. This can

help spread the word about your ventures and open up your work to an extended network of likeminded individuals.

- Listen to all feedback. Take criticism and other feedback from as many people as you can. This will help you to really fine-tune and professionalize your hobby. Try brainstorming with people, remaining open to what others have to say about your potential business.
- Start small and simple. Getting your feet wet in the business world takes an investment of time and money. It's easy to follow the mentality "go big or go home." But with the goal of turning a hobby into a career, you may want to start slowly — taking the bunny hills before skiing down the expertlevel slopes. Start selling items or services in the community. Expand to a website. Keep track of your profit margin before you grow your business even further. You must be realistic in your ability to make money that can fully support you and your business.
- Write about your interests. You may be able to make money through your hobby without performing the hobby. Become a freelance writer and share expertise through a blog or by contracting with newspapers and magazines. Sharing your expertise can be a lucrative and less costly way to turn a hobby into a new career.

Turning a hobby into a profession may not result in instant success. But with dedication, the dream may come true.

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Reminder for parents and students: Check out college tax credits

By Karen Connelly

Special to The PREVIEW

With another school year now in full swing, the Internal Revenue Service (IRS) reminds parents and students that now is a good time to see if they qualify for either of two college tax credits or other education-related tax benefits when they file their 2016 federal income tax returns next year.

In general, the American Opportunity Tax Credit or Lifetime Learning Credit is available to taxpayers who pay qualifying expenses for an eligible student. Eligible students include the taxpayer, spouse and dependents. The American Opportunity Tax Credit provides a credit for each eligible student, while the Lifetime Learning Credit provides a maximum credit per tax return.

Though a taxpayer often qualifies for both of these credits, he or she can only claim one of them for a particular student in a particular year. To claim these credits on their tax return, the taxpayer must file Form 1040 or 1040A and complete Form 8863, Education Credits.

The credits apply to eligible students enrolled in an eligible college, university or vocational school, including both nonprofit and forprofit institutions. The credits are subject to income limits that could reduce the amount taxpayers can claim on their tax return.

To help determine eligibility for these benefits, taxpayers should visit the Education Credits Web page or use the IRS's Interactive Tax Assistant tool. Both are available on IRS.gov.

Normally, a student will receive a Form 1098-T from their institution by Jan. 31, 2017. This form will show information about tuition paid or billed along with other information. However, amounts shown on this form may differ from amounts taxpayers are eligible to claim for these tax credits. Taxpayers should see the instructions to

Form 8863 and Publication 970 for details on properly figuring allowable tax benefits.

ACROSS

1 Shells, e.g.

9 Fan frenzy 14 Like a church

mouse

16 Angered

5 Out of shape

15 Marine leader?

17 Mystical glow

19 Less moist

20 Aussie biter

22 Properous

weariness

24 Live. after "in"

26 Andean animal

28 Type of bug?

32 Side by side?

35 Rats and such

37 Sierra Nevada.

38 Corn whiskey

42 Mr. Potato Head

43 6 x 9-inch page

45 Say it isn't so

46 Seaplane's

anchor

48 Burn a little

52 Bigwig

56 Bear

59 Virile

50 Kind of valve

e.g.

piece

size

40 Best

23 World-

Many of those eligible for the American Opportunity Tax Credit qualify for the maximum annual credit of \$2,500 per student. Students can claim this credit for qualified education expenses paid during the entire tax year for a certain number of years:

- The credit is only available for four tax years per eligible student.
- The credit is available only if the student has not completed the first four years of postsecondary education before 2016.

Here are some more key features of the credit:

- Qualified education expenses are amounts paid for tuition, fees and other related expenses for an eligible student. Other expenses, such as room and board, are not qualified expenses.
- The credit equals 100 percent of the first \$2,000 spent and 25 percent of the next \$2,000. That means the full \$2,500 credit may be available to a taxpayer who pays \$4,000 or more in qualified expenses for an eligible student.
- Forty percent of the American Opportunity Tax Credit is refundable. This means that even people who owe no tax can get a payment of up to \$1,000 for each eligible student.
- The full credit can only be claimed by taxpayers whose modified adjusted gross income (MAGI) is \$80,000 or less. For married couples filing a joint return, the limit is \$160,000. The credit is phased out for taxpayers with incomes above these levels. No credit can be claimed by joint filers whose MAGI is \$180,000 or more and singles, heads of household and some widows and widowers whose MAGI is \$90,000 or more.

The Lifetime Learning Credit of up to \$2,000 per tax return is available for both graduate and un-

■ See Credits on next page



The Weekly Crossword by Margie E. Burke 11 12 15 18 19 17 20 22 23 **18** Gambling asset 38 42 46 49 51 54 57 58 59 60 62 63 64 65 66 67 68 69

41 Visionary one

47 "Gilligan's

away

49 Animal with

51 Cockeyed

Island" cast-

curved horns

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53 Sermon source

3 Idiot

4 Prophetic

5 Type of cypress

7 Like some subs

11 Catch red-

61 Neighbor of Fiji 62 Absorbed by

63 Long-legged

wader

64 Put into words

65 Take to the cleaners

66 Wild plum

Champ" (1931)

68 "Will be," in a Doris Day song

69 Camp sight

DOWN

1 Abreast (of)

2 Lament a loss

6 Depreciable item, in business

8 Selfish sort

9 Equidistant spot

10 Out-and-out

handed

12 Doohickey

13 Eagle's roost

21 Engine need

25 Loafer, e.g.

27 Leggy shorebird

29 Unlikely to bite

67 Wallace of "The 30 Enthusiasm

31 Bank (on)

32 Out for the night

33 Hearty laugh

34 French bread

36 Walk of Fame honoree

39 Subject of many a war 44 Skeptical way 54 Bagel choice to look 55 Assail

56 Broadway souvenir

57 Bag

58 Add to the pot

60 Robin Cook thriller

Answer to Last Week's Crossword:

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Wildfires highlight need to use local wood

By Ryan Lockwood Special to The PREVIEW

The large and destructive wildfires in Colorado this year, from the 38,000-acre Beaver Creek Fire still burning in beetle-kill timber in northwestern Colorado to the 16,000-acre Hayden Pass Fire southeast of Salida, are in part due to unhealthy forest conditions that made them prone to intense fire behavior. And, with this week

being National Forest Products Week, the Colorado State Forest Service (CSFS) wants to emphasize how having a robust wood products industry spurs not only widespread forest management, but the healthy forests and reduced wildfire risk that result from them.

'If we could increase the share of locally produced wood products that are purchased by Coloradans, the benefits would accrue not only to family-owned businesses, but to our forests themselves," said Tim Reader, CSFS utilization and marketing forester.

More than 90 percent of the forest products purchased by Coloradans currently are imported into

Kristina Hughes, another CSFS forester, is the program administrator for the Colorado Forest Products program, which encourages consumers to purchase locally made wood products from one of the state's many wood-based businesses. She says that by purchasing locally harvested and produced wood products, citizens support the sawmills and other businesses that are improving forest health and protecting communities, property and critical infrastructure from wildfire.

Consumers looking to buy locally produced wood products or businesses interested in joining the Colorado Forest Products program can go to www.coloradoforestproducts.org. Coloradoans also can learn more about the way they can contribute to the wood products economy and how the state is supporting these businesses by visiting http://csfs.colostate.edu/ cowood.



Credits

■ continued from previous page

dergraduate students. Unlike the American Opportunity Tax Credit, the limit on the Lifetime Learning Credit applies to each tax return, rather than to each student. Also, the Lifetime Learning Credit does not provide a benefit to people who owe no tax.

Though the half-time student requirement does not apply to the Lifetime Learning Credit, the course of study must be either part of a postsecondary degree program or taken by the student to maintain or improve job skills. Other features of the credit include:

- Tuition and fees required for enrollment or attendance qualify, as do other fees required for the course. Additional expenses do not.
- The credit equals 20 percent of the amount spent on eligible expenses across all students on the return. That means the full \$2,000 credit is only available to a taxpayer who pays \$10,000 or more in qualifying tuition and fees and has sufficient tax liability.
- · Income limits are lower than under the American Opportunity Tax Credit. For 2016, the full credit can be claimed by taxpayers whose MAGI is \$55,000 or less. For married couples filing a joint return, the limit is \$111,000. The credit is phased out for taxpayers with incomes above these levels. No credit can be claimed by joint filers whose MAGI is \$131,000 or more and singles, heads of household and some widows and widowers whose MAGI is \$65,000 or more.

Eligible parents and students can get the benefit of these credits

during the year by having less tax taken out of their paychecks. They can do this by filling out a new Form W-4 with their employer to claim additional withholding allowances.

There are a variety of other education-related tax benefits that can help many taxpayers. They include:

- Scholarship and fellowship grants — generally tax-free if used to pay for tuition, required enrollment fees, books and other course materials, but taxable if used for room, board, research, travel or other expenses.
- Tuition and fees deduction claimed on Form 8917 — for some, a worthwhile alternative to the American Opportunity Tax Credit or Lifetime Learning Credit.
- Student loan interest deduction of up to \$2,500 per year.
- Savings bonds used to pay for college — though income limits apply, interest is usually tax-free if bonds were purchased after 1989 by a taxpayer who, at time of purchase, was at least 24 years old.
- Qualified tuition programs, also called 529 plans, used by many families to prepay or save for a child's college education.

Taxpayers with qualifying children who are students up to age 24 may be able to claim a dependent exemption and the Earned Income Tax Credit.

The general comparison table in Publication 970 is a useful guide to taxpayers in determining eligibility for these benefits. Details can also be found in the Tax Benefits for Education Information Center on IRS.gov.



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PAGOSA SCENE...

Family Night

Photos courtesy Sanya Peterson

Scene ... at the Pirate-infested Family Night at Pagosa Springs Elementary School Thursday. The Family Night, in celebration of the Book Fair, centered on the theme of the Book Fair: "Where books are the treasure."































Preview Calendar

All events listed in The PREVIEW Calendar are free of charge unless otherwise noted.

Thursday, Nov. 3

Overeaters Anonymous. 11 a.m., Centerpoint Church library. Open to everyone. For more information, call Leslie at 799-0775.

Duplicate Bridge. 1 p.m., Senior Center.

Mexican Train. 1 p.m., Senior Center.

Teen Advisory Board. 4-5 p.m., Sisson Library. For youth in the 7th-12th grades. Bring your fun and innovative ideas to help us plan teen programs. Contact the library at 264-2209 for further information.

Lifelong Learning Lecture. 5:30-7 p.m., Sisson Library. Continue your learning as experts present lectures on a variety of topics. This week: "Forests of Spain" with Enrique Garcia. Call 264-2209 for more information.

Hunter Education Class. 5:30-10 p.m., San Juan Mounted Patrol building, 302 San Juan St. These classes will be open to anyone wishing to obtain a hunter safety card. Students should register online prior to the class by going to the Colorado Parks and Wildlife website. For more information, contact Don Volger at 264-2197.

San Juan Outdoor Club. 7 p.m., PLPOA Vista Clubhouse, 230 Port Ave. Tim Leishman from the San Juan Forest Service will speak on "Spruce Salvage on the Wolf Creek Landscape." Light refreshments at 6:30, meeting at 7 p.m. Guests welcome. Go to www.sanjuanoutdoorclub.org for more information.

Friday, Nov. 4

Pickleball. 8 a.m.-noon, Community Center. Loaner paddles are available if you don't have one.

Hunter Education Class. 8 a.m.-5 p.m., San Juan Mounted Patrol building, 302 San Juan St. These classes will be open to anyone wishing to obtain a hunter safety card. Students should register online prior to the class by going to the Colorado Parks and Wildlife website. For more information, contact Don Volger at 264-2197.

Pagosa Stitching Group. 9:30-11:30 a.m., second floor of the Pruitt building, Pagosa Springs Medical Center. Bring your stitching project and enjoy coffee and camaraderie. All stitchers are welcome.

Computer Basics. 10-11:30 a.m., Sisson Library. Registration required. Sign up for a Gmail email account and learn how to send and receive email. Call 264-2209 or email rachael@ pagosalibrary.org for more information and to register.

Mexican Train. 1 p.m., Senior Center.

Gaming. 4-5 p.m., Sisson Library. Enjoy video gaming on the Wii and X-box Kinect with all of your friends and family. All ages. Call 264-2209 for more information.

Pagosa Springs High School Drama Club Presents 'Sherlock Holmes.' 6:30 p.m., Pagosa Springs High School auditorium. Doors open at 6 p.m. Tickets at the door are \$8.

Saturday, Nov. 5

Holiday Bazaar. 9 a.m.-3 p.m., Community Center. The bazaar will have 52 booths of art and handcrafted items made by

southwestern artists. There will be a bake sale with homemade goodies and a silent auction with beautiful baskets to bid on.

Baby Storytime. 9:05-9:25 a.m., Sisson Library. Twenty minutes of stories, songs and fingerplays for you and your little one. Learn easy tips on how to include literacy skills into everyday family life. Call 264-2209 for more information.

Toddler Storytime. 9:30-10 a.m., Sisson Library. A half hour of stories, songs and fingerplays for you and your little one. Learn easy tips on how to include literacy skills into everyday family life. Call 264-2209 for more information.

Yoga: Laugh and Let Go. 11:30 a.m.-12:30 p.m., Community Center. This class explores the ancient technique of chi selfmassage followed by a lighter yoga asana practice. Call 264-4152 for more information.

Pagosa Springs High School Drama Club Presents 'Sherlock Holmes.' 6:30 p.m., Pagosa Springs High School auditorium. Doors open at 6 p.m. Tickets at the door are \$8.

Sunday, Nov. 6

Bingo. 7 p.m., Parish Hall. Doors open at 6 p.m., bingo from 7-9 p.m. Concessions and cash prizes. No outside food or drink.

Monday, Nov. 7

Pickleball. 8 a.m.-noon, Community Center. Loaner paddles are available if you don't have one.

Wolf Creek Christian Writers Network. 9-11 a.m., CrossRoad Christian Fellowship. Writers are invited to hone their craft in

■ See Calendar on next page





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Preview Calendar

continued from previous page

fiction, nonfiction and poetry. For more information, email richgammill41@wolfcreekwriters.com or call 731-2040.

Pagosa Smiles: Thank You, Veterans. 9 a.m.-5 p.m., Pagosa Smiles. Dr. Jordan Rutherford and his team are thanking veterans and will be providing free dental care that can be completed the same day it started for veterans. All you have to do is come by Nov. 3 or Nov. 4 to sign up.

Medicare Mondays. 9:30 a.m.-2:30 p.m., Senior Center, Area Agency on Aging office. For benefits, explanation, questions and assistance for enrollment regarding Medicare parts A, B, D and supplemental policies. Call 264-0501, ext. 2 to make an appointment.

Bingo. 1 p.m., Senior Center.

Bridge for Fun. 1 p.m., Senior Center.

Grief Support Group. 5 p.m., Community United Methodist Church. All meetings are open to the public. Purpose of the sessions is to help people who have experienced the loss of a loved one. For more information, call 264-5508.

High Country Squares. 6:30-8:30 p.m., PLPOA Vista Clubhouse, 230 Port Ave. First and third Mondays include Plus Fun workshop. Second and fourth Mondays regular club dances. Mainstream and Plus square dancing with Jim Park calling. Contact person: Steve, 731-

Tuesday, Nov. 8

Veterans for Veterans. 10 a.m., St. Patrick's Episcopal Church.

Yoga. 10-11:30 a.m., Community Center.

Tech Time. 10 a.m.-noon, Sisson Library. Drop-in technology help with Meg. Contact the library at 264-2209 for further information.

Archuleta County Republican Women. 11:30 a.m., Boss Hogg's Restaurant. We will be hosting Mayor Don Volger and Town Manager Greg Schulte, who will be discussing the 5th Street bridge and additional town projects. Lunch will be offered for \$12. Everyone is invited to attend. For further information, go to acrwpagosa@gmail.com.

Men's PTSD Group. Noon-1:30 p.m., Community United Methodist Church. Contact Kevin Kelly, Ph.D., at (505) 699-0824 for more information.

Mexican Train. 1 p.m., Senior

Center.

Library. We will discuss the nonfiction title "Little Princes: One Man's Promise to Bring Home the Lost Children of Nepal," by Conor Grennan. Call 264-2209 for more information.

American Legion Post 108 Ladies Auxiliary. 4 p.m., 287 Hermosa

Teen Gaming. 4-5:30 p.m., Sisson Library. X-box, Wii, board games and snacks. Contact the library at 264-2209 for further information.

Writing Hands Organization of Pagosa Springs (WHOOPS). 5:30-7 p.m., Ruby Sisson Library. New writers' group open to all genres and skill levels. For more information, call Carla Ryan at (303) 358-0069 or email carlamryan@gmail.com.

Night Yoga: YoGain. 6:30-7:30 p.m., Community Center. YoGain is a fast-paced blend of yoga asana and body weight exercises designed to raise your heart rate and increase strength and flexibility. Open to all levels and abilities. Call 264-4152 for more information.

Terrific Tuesdays. 7-9 p.m., PLPOA Vista Clubhouse, 230 Port Ave. Learn to dance. Let's Dance Club. We will be learning to dance East Coast swing. Call Wayne at 264-4792 or go to http://www.meetup.com/Lets-Dance-Pagosa for more information.

Wednesday, Nov. 9

Pickleball. 8 a.m.-noon, Community Center. Loaner paddles are available if you don't have one. Free Blood Pressure Checks. 10

a.m., Senior Center.

Library Storytime. 10-11 a.m., Sisson Library. Join Early Literacy Librarian Michael for great stories, fun songs and plenty of reasons to get up and move. Storytime is a great way for kids to have fun while building the skills they need to become independent readers. Call 264-2209 for more information.

Flow Yoga Class. 10-11:30 a.m., Community Center. Please bring a mat and a towel. For more information, call Roz at (281)435-0563.

HELP (Healthy Eating Lifestyle Plan). Noon-1 p.m., Community United Methodist Church. Weigh-in, support and more. Everyone welcome. Call Nancy Strait at 731-3427 for more information.

DIY: Stenciled Pillows. 1 p.m., Sisson Library. Call 264-2209 for more information.

Hand and Foot. 1 p.m., Senior Center.

Book Club for adults. 2 p.m., Sisson Movie. 1 p.m., Senior Center. Pop-

corn and beverages provided. CoedVolleyball. 1-3:30 p.m., Com-

munity Center. Friendly, noncompetitive games open to all

Jelly Beans and Squiggly Things After-School Club. 3:30-5 p.m., Pagosa Springs Elementary School, room 9. For information, call 903-8104.

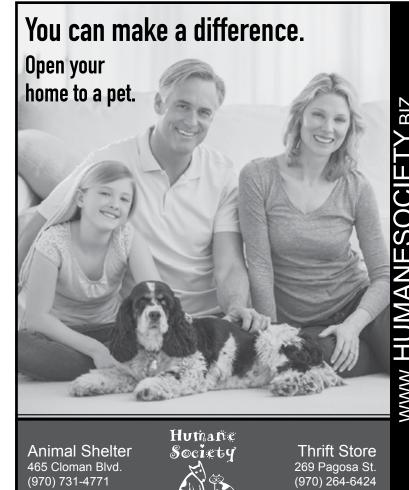
Role Playing Game. 4-5:30 p.m., Sisson Library. Join us for a role-playing game for teens in the 7th-12th grades. Use your imagination to go on adventures and battle monsters. Call 264-2209 for more information.

American Legion Post 108.6 p.m., 287 Hermosa St. Veterans group meeting.

Pagosa Springs Photography Club. 6 p.m., Community United Methodist Church. Presentation by Herb Grover following light refreshments and a short business meeting.

Americana Project. 7 p.m., Pagosa Springs High School audito-

■ See Calendar on next page



7 days-a-week



7 days-a-week

Preview Calendar

■ continued from previous page rium. Come out and support Beth Wood and the students

performing powerful, soulful and joyful music.

Learn to Square Dance. 7-8 p.m., PLPOA Vista Clubhouse, 230 Port Ave. Carla Roberts will teach simple calls that are quick to learn in a fun, easygoing class open to families, couples and singles. For more information and to enroll, call Carla at 903-6478.

Thursday, Nov. 10

Overeaters Anonymous. 11 a.m., Centerpoint Church library. Open to everyone. For more information, call Leslie at 799-0775.

Mountain View Homemakers.
11:30 a.m., Community United Methodist Church. Day of Thanksgiving. A potluck lunch is provided by members. We meet the same time as Loaves and Fishes so parking will be limited. Questions call Tozi at 731-3360.

Duplicate Bridge. 1 p.m., Senior Center.

Mexican Train. 1 p.m., Senior Center.

Lifelong Learning Lecture. 5:30-10 p.m., Sisson Library. Musicians Jessica Peterson and Paul Roberts present "The Power of Music." The program includes music performed on a variety of flutes and plucked string instruments. Call 264-2209 for more information.

Marine Corps Birthday Celebration. 6 p.m., Ramon's Mexican Restaurant. Celebrating the 241st birthday. Attendees and guests are responsible for their own meals. Complimentary birthday cake will be served.

Friday, Nov. 11

Pickleball. 8 a.m.-noon, Community Center. Loaner paddles are available if you don't have one.

Pagosa Stitching Group. 9:30-11:30 a.m., second floor of the Pruitt building, Pagosa Springs Medical Center. Bring your stitching project and enjoy coffee and camaraderie. All stitchers are welcome.

Saturday, Nov. 12

Baby Storytime. 9:05-9:25 a.m., Sisson Library. Twenty minutes of stories, songs and fingerplays for you and your little one. Learn easy tips on how to include literacy skills into everyday family life. Call 264-2209 for more information.

Toddler Storytime. 9:30-10 a.m., Sisson Library. A half hour of stories, songs and fingerplays for you and your little one. Learn easy tips on how to include literacy skills into everyday family life. Call 264-2209 for more information.

Meditation and Recorded Dharma Talk. 10 a.m., Unitarian Universal Fellowship, Suite 15-B, 70 Greenbriar Drive. All are welcome.

Pagosa Piecemakers Quilting Guild. 10 a.m., CrossRoad Christian Fellowship Church, 1044 Park Ave. Join us for a lively meeting focusing on love of textiles, textures, color, artful composition and brainstorming new ideas in the world of quilting. As always, there will be refreshments and show and tell. Everyone welcome.

Yoga: Laugh and Let Go. 11:30 a.m.-12:30 p.m., Community Center. This class explores the ancient technique of chi selfmassage followed by a lighter yoga asana practice. Call 264-4152 for more information.

Sunday, Nov. 13

Bingo. 7 p.m., Parish Hall. Doors open at 6 p.m., bingo from 7-9 p.m. Concessions and cash prizes. No outside food or drink.

Monday, Nov. 14

Pickleball. 8 a.m.-noon, Community Center. Loaner paddles are available if you don't have one.

Wolf Creek Christian Writers Network. 9-11 a.m., CrossRoad Christian Fellowship. Writers are invited to hone their craft in fiction, nonfiction and poetry. For more information, email richgammill41@wolfcreekwriters.com or call 731-2040.

Line Dancing Beginner and Advanced. 9:30-11:30 a.m., PLPOA Vista Clubhouse, 230 Port Ave. Beginner at 9:30 a.m. Advanced 10:30 a.m. Call Beverly for information at 264-2064.

Medicare Mondays. 9:30 a.m.-2:30 p.m., Senior Center, Area Agency on Aging office. For benefits, explanation, questions and assistance for enrollment regarding Medicare parts A, B, D and supplemental policies. Call 264-0501, ext. 2 to make an appointment.

Grief Support Group. 5 p.m., Community United Methodist Church. All meetings are open to the public. Purpose of the sessions is to help people who have experienced the loss of a loved one. For more information, call 264-5508.

Homebrewing Order of Pagosa Springs. 6 p.m., Coyote Moon. Learn about the art of brewing your own beer, wine and mead, or just learn more about craft beer and fermentation. Presentations on style, flavor and processes regularly given.

CPR Certification Training. 6-10 p.m., CSU Extension Office. Anyone needing to receive or renew certification can register by calling 264-5931.

High Country Squares. 6:30-8:30 p.m., PLPOA Vista Clubhouse, 230 Port Ave. First and third Mondays include Plus Fun workshop. Second and fourth Mondays regular club dances. Mainstream and Plus square dancing with Jim Park calling. Contact person: Steve, 731-0044.

Tuesday, Nov. 15

Veterans for Veterans. 10 a.m., St. Patrick's Episcopal Church.

Yoga. 10-11:30 a.m., Community Center.

Men's PTSD Group. Noon-1:30 p.m., Community United Methodist Church. Contact Dr. Kevin Kelly at 505-699-0824 for more information.

Night Yoga: YoGain. 6:30-7:30 p.m., Community Center. YoGain is a fast-paced blend of yoga asana and body weight exercises designed to raise your heart rate and increase strength and flexibility. Open to all levels and abilities. Call 264-4152 for more information.

Terrific Tuesdays. 7-9 p.m., PLPOA Vista Clubhouse, 230 Port Ave. Learn to dance. Let's Dance Club. We will be learning to dance East Coast swing. Call

■ See Calendar on next page



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Deadlines*

Display advertising: Noon, Monday

Classified line ads (regular categories): 10 a.m., Tuesday

Classified line ads (Too Late to Classify): 3 p.m., Tuesday

Legal advertising: 5 p.m., Friday

Letters to the editor: Noon, Tuesday (500 word maximum, email to editor@pagosasun.com)

Cards of thanks: Noon, Tuesday (200 word maximum, email to editor@pagosasun.com)

Obituaries: Noon, Tuesday (We accommodate obituaries after this if at all possible.)

Articles: Noon, Monday (email to editor@pagosasun.com)

 ${\it *Deadlines\ are\ earlier\ if\ there\ is\ a\ holiday}.$

The Pagosa Springs SUN (970) 264-2100



What's Cookin'

French Onion Soup

Recipe courtesy: Colorado Department of Agriculture and Chef Jason K. Morse, C.E.C.

1/2 cup olive oil

- 6 large yellow sweet onions, peeled, trimmed and julienned
- 6 large white sweet onions, peeled, trimmed and julienned
 - 8 cloves fresh garlic, minced

continued from previous page

Wednesday, Nov. 16

mation.

Wayne at 264-4792 or go to

http://www.meetup.com/Lets-

Dance-Pagosa for more infor-

Pickleball. 8 a.m.-noon, Commu-

nity Center. Loaner paddles are

available if you don't have one.

Ross Aragon Community Cen-

ter. Please bring a mat and a

towel. For more information,

nior Center. Please your Medi-

Noon, Boss Hogg's Restaurant.

All are welcome. Call 731-4277

Plan). Noon-1 p.m., Commu-

nity United Methodist Church.

Weigh-in, support and more.

Everyone welcome. Call Nancy

Strait at 731-3427 for more in-

munity Center. Friendly, non-

competitive games open to all

CoedVolleyball. 1-3:30 p.m., Com-

Jelly Beans and Squiggly Things

care Card or Insurance Card.

Republican Central Committee.

HELP (Healthy Eating Lifestyle

for more information.

formation.

call Roz at (281) 435-0563.

Flu Shot Clinic. 10 a.m.-2 p.m., Se-

Flow Yoga Class. 10-11:30 a.m.,

- 1 teaspoon dried thyme
- 1 teaspoon dried chervil

2 bay leaves

(can use store-bought cooking stock, but not broth)

2 quarts chicken stock, prepared (can use store-bought cooking

Beef base as needed Salt and pepper to taste Heat large stock pot over me-

Preview Calendar singles. For more information

and to enroll, call Carla at 903-

Thursday, Nov. 17

Overeaters Anonymous. 11 a.m., Centerpoint Church library. Open to everyone. For more information, call Leslie at 799-

Curtains Up Pagosa Presents 'A Charlie Brown Christmas.' 7 p.m., Pagosa Springs High School auditorium. Tickets at the door \$15 adults, \$10 students, under 5 free.

Friday, Nov. 18

Pickleball. 8 a.m.-noon, Community Center. Loaner paddles are available if you don't have one.

Pagosa Stitching Group. 9:30-11:30 a.m., second floor of the Pruitt building, Pagosa Springs Medical Center. Bring your stitching project and enjoy coffee and camaraderie. All stitchers are welcome.

Curtains Up Pagosa Presents 'A Charlie Brown Christmas.' 7 p.m., Pagosa Springs High School auditorium. Tickets at the door \$15 adults, \$10 students, under 5 free.

Saturday, Nov. 19

Yoga: Laugh and Let Go. 11:30 a.m.-12:30 p.m., Community Center. This class explores the ancient technique of chi selfmassage followed by a lighter yoga asana practice. Call 264-4152 for more information.

Curtains Up Pagosa Presents 'A Charlie Brown Christmas.' 7 p.m., Pagosa Springs High School auditorium. Tickets at the door \$15 adults, \$10 students, under 5 free.

Submit your calendar items to editor@pagosasun.com; mail them to The Pagosa Springs SUN, P.O. Box 9, Pagosa Springs, CO 81147; or deliver them to The SUN office by noon Monday.

for 1 minute. Carefully add the onions and cook until golden and caramelized then add the garlic and sweat for 3 minutes. Turn off the burner, add the sherry and allow it to cook briefly. Turn burner back on then reduce the sherry by half. Add the herbs and sauté. Add the beef and chicken stocks, bring to a boil then reduce to a simmer. Continue to simmer until approximately 1 gallon remains. Adjust the flavor as needed with either the beef and chicken base, or salt and pepper. Serve with melted Gruyere cheese and French baguette croutons.

dium high heat, add oil and heat

The Pagosa Springs SUN does not have a test kitchen and does not independently test recipes printed.

Please share your tried-and-true, favorite recipes with us by emailing them to randi@pagosasun.com.

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The Pagosa Springs SUN 264-2101

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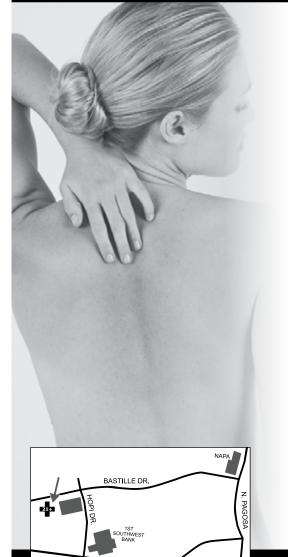
Call us at 264-0501, ext. 2 to schedule your appointment with a Medicare counselor





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298 Bastille, A7 • (970) 731-4420 Mon - Sat 10AM - 6:50PM • Sun noon - 5PM

After School Club. 3:30-5 p.m., Pagosa Springs Elementary School, room No. 9. For information, call 903-8104. The Spouses/Family of Veterans Group. 5:30-7 p.m., St. Patrick's Episcopal Church. 225 S. Pagosa Blvd. Contact Sharon Carter, Ph.D., at 398-0883 or Charlotte at 731-1025 for further information.

First Aid Certification Training. 6-10 p.m., CSU Extension office. Anyone needing to receive or renew certification can register by calling 264-5931.

Learn to Square Dance. 7-8 p.m., PLPOA Vista Clubhouse, 230 Port Ave. Carla Roberts will teach simple calls that are quick to learn in a fun, easygoing class open to families, couples and

8 fl. oz. cooking sherry

2 quarts beef stock, prepared

stock, but not broth)

Chicken base as needed

It's dry out there — time to water before the ground freezes

By Roberta Tolar PREVIEW Columnist

What a spectacular autumn we have enjoyed this year. Each day is sunny, warm and dry — a true gift as we know that cold weather is just around the corner. One downside of this dry weather, however, is that our landscapes need some moisture as they head into winter.

Dry air, low precipitation, little soil moisture and fluctuating temperatures are characteristics of fall and winter in many areas of Colorado. Trees, shrubs and perennials under these conditions may be damaged if they do not receive supplemental water.

The result of long, dry periods during fall and winter is injury or death to parts of plant root systems. Affected plants may appear perfectly normal and resume growth in the spring using stored food energy. Plants may be weakened and all or parts may die in late spring or summer when temperatures rise. Weakened plants also may be subject to insect and disease problems.

Here in Archuleta County, most of our trees are native to the area and are less sensitive to these dry conditions. Woody plants with shallow root systems, however, require watering during extended dry fall and winter periods. These include aspen and spruce, which prefer more moisture and could benefit from some supplemental watering. In addition, any herbaceous perennials and ground covers in exposed sites are more subject to winter freezing and thawing. This opens cracks in soil that expose roots to cold and drying. Winter watering combined with mulching can prevent this damage.

Extension Viewpoints

Trees, shrubs and perennials planted within the past three years are most susceptible to winter drought injury. Trees generally take a minimum of one year to establish for each inch of trunk diameter. For example, a 2-inch diameter tree takes a minimum of two years to establish under normal conditions. So, to be on the safe side, trees planted within the past three years should receive some additional moisture.

Trees obtain water best when it is allowed to soak into the soil slowly. Water only when air temperatures are above 40 degrees F, applying water at midday so it will have time to soak in before possible freezing at night. Apply water to many locations under the dripline and beyond if possible. As a general survival rule, apply 10 gallons of water for each diameter inch of the tree. For example, a 2-inch diameter tree needs 20 gallons per watering. Use a ruler to measure your tree's diameter at 6 inches above the ground level. Remember to water slowly to allow the water to soak into the soil.

Newly planted shrubs require more water than established plants. The following recommendations assume shrubs are mulched to retain moisture. Apply 5 gallons two times per month for a newly planted shrub. Small established shrubs (less than 3 feet tall) should receive 5 gallons monthly. Large established

Bestselling author Sarah Vowell to take Community Concert Hall stage Nov. 17

By Indiana Reed Special to The PREVIEW

Bestselling author Sarah Vowell, perhaps most widely known for her contributions to National Public Radio's "This American Life," comes to the Community Concert Hall at Fort Lewis College on Nov. 17 at 7:30 p.m.

Born in Oklahoma and raised in Montana, Vowell has penned six nonfiction books on American history and culture. By examining the connections between the American past and present, she offers personal, often humorous accounts of everything from presidents and their assassins to colonial religious fanatics, as well as thoughts on American Indians, utopian dreamers, pop mu-

sic and the odd cranky cartographer. Her most recent book is "Lafayette in the Somewhat United States."

As described on NPR, "Gilded with snark, buoyant on charm, Vowell's brand of history categorically refuses to take itself — or any of its subjects — too seriously."

Tickets for Vowell (\$29/\$39) are available online at www.durango-concerts.com, by calling 247-7657 or by visiting the ticket office inside the Durango Welcome Center at 8th Street and Main Avenue in downtown Durango. All sales are final.

Celebrating its 20th anniversary season in 2016-2017, the Community Concert Hall is a not-for-profit, performance venue located on the campus of Fort Lewis College.

shrubs (more than 6 feet) require 18 gallons on a monthly basis. Decrease amounts to account for precipitation. Water within the dripline of the shrub and around the base.

Herbaceous perennial establishment periods vary by plant. Winter watering is advisable for herbaceous plants that were planted during the past year and perennials located in windy or southwest exposures.

HUD Publisher's Notice

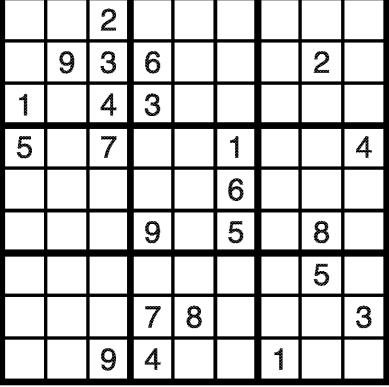


EQUAL HOUSING OPPORTUNITY

All real estate advertising in this newspaper is subject to the Fair Housing act which makes it illegal to advertise "any preference limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or an intention, to make such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18.

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination call HUD toll-free at 1-800-669-9777. The toll-free number for the hearing impaired is 1-800-927-9275.

SUDOKU



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Level: Intermediate

Here's How It Works:

Sudoku puzzles are formatted as a 9x9 grid, broken down into nine 3x3 boxes. To solve a sudoku, the numbers 1 through 9 must fill each row, column and box. Each number can appear only once in each row, column and box. You can figure out the order in which the numbers will appear by using the numeric clues already provided in the boxes. The more numbers you name, the easier it gets to solve the puzzle!

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: HEMSNA

Festival of Trees tickets available

By Traci Bishop

PREVIEW Columnist

Mark your calendars for this year's Festival of Trees event on Dec. 2.

Tickets are \$25 per person; table reservations are also available. Tickets to this event are sold in advance only and can only be purchased at the Ross Aragon Community Center.

Come out for a night of live and silent tree auction, live music, cash bar and hors d'oeuvres. For more information about this one-of-akind event, please contact us at 264-4152.

Don't miss out on this year's Festival of Trees free public viewing on Dec. 1 from noon to 7 p.m. Come on down and enjoy listening to Christmas music as you wander though many unique Christmas trees.

Hot chocolate, coffee and cookies will also be offered during this wonderful opportunity. This will also be the day to vote on your favorite tree. Voting this year is \$1 per vote.

Community Center News

For more information, please contact the Community Center at 264-4152.

Fitness room

Stop by and try the fitness room located in the Community Center. Memberships can be daily for \$2, monthly for \$10 or yearly for \$80.

For more information, please call the Community Center at 264-4152

Coed volleyball

Come down Wednesdays from 1 to 3:30 p.m. for adult coed volley-ball. This is a friendly, noncompetitive game open to all skill levels. If you are interested in learning more about this program, please contact the Community Center at

64-4152.

YoGain

Starting Nov. 1 from 6:30 to 7:30 p.m., come down to the Community Center and try out our new yoga class.

YoGain is a fast-paced blend of yoga asana and body-weight exercises designed to raise your heart rate and increase strength and flexibility. Open to all levels and abilities.

Please call the Community Center for more information at 264-4152.

More information

The Community Center hours are Monday through Friday from 8 a.m. to 5 p.m. The center is located at 451 Hot Springs Blvd. The phone number is 264-4152 and email is lgutierrez@pagosasprings.co.gov.

Don't forget to look at our website, http://townofpagosasprings.com, for upcoming events at the Community Center or "like" our Facebook page, Ross Aragon Community Center Parks and Recreation Department, for updates on current events, activities and recreational programs.

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Fall tips to prepare trees for winter

By Ryan Lockwood

Special to The PREVIEW

Trees in urban and community settings throughout Colorado are going dormant, and they require care before and during the winter to remain in top health.

Homeowners can take measures now and through spring to help their trees through the oncoming harsh conditions, said Keith Wood, community forestry program manager for the Colorado State Forest Service (CSFS).

The CSFS offers the following tips to prepare Colorado's urban trees for winter:

- Wrap the trunk. In Colorado, thin-barked trees like honeylocust, maple and linden are susceptible to sunscald and frost cracks because of drastic winter temperature fluctuations. To prevent bark damage, wrap the trunks of younger trees up to the first branches using commercial tree wrap. Leave the wrap on until early April.
- Mulch the base. Apply 2 to 4 inches of wood chips, bark or other organic mulch near the base of the tree, but not against it, to reduce soil evaporation, improve water absorption and insulate against temperature extremes. Some community recycling programs provide wood chips free of charge.
- Recycle leaves. Instead of disposing of autumn leaves, consider layering them around the base of

each tree as mulch, or blend them into the yard with a mulching mower to retain nutrients.

- Give them a good drink. Before storing the garden hose for winter, water trees in the area extending from the trunk to the extent of the longest branches. Water slowly, with a sprinkler or soaker hose, at the rate of 10 gallons per inch of tree diameter.
- Focus on younger trees. With less-extensive root systems, they require the most care.
- •Wait to prune until winter. Late winter is the best time for pruning most tree species, but it can be done whenever trees are dormant over the winter months. Common reasons for pruning are to remove dead branches and improve tree form. Always prune just outside the branch collar the point where a branch joins a larger one and don't remove any branches without good reason.

Wood said urban and other planted trees often also require additional, regular watering over the winter. During extended dry periods (e.g., more than two weeks without snow cover), provide supplemental water per the guidelines above. The best time for winter watering is on warmer days, when snow has melted off and the temperature is above 40 degrees.

For more information about urban tree care, visit the CSFS website at http://csfs.colostate.edu.

Celebrating Our Inaugural Harvest

Save the Dates

November 11

Taking off with incredible deals on herb. Find us on facebook to catch current updates

November 12 Catch

The O.pen Vape VW bus!

Featuring video games, freebies and a free O.pen battery with the purchase of an O.pen vape cartridge Product demonstrations and information from Mary's Medicinals!

November 19

Cannapunch with freebies Buy one get one 50% off Highly Edible gummies!

November 11

Fresh picked buds are almost cured!



New Hours begin Nov. 4 8 am to 9 pm daily

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Becoming men of God

By Jan Davis

Special to The PREVIEW

"Suck it up, you can do this. Real men don't quit."

We've all heard dads say this to their sons on the practice field or in the gym. We may even be guilty of saying it ourselves.

In today's society, a man is measured by outward strength. We teach young boys to be physically strong and mentally tough. To never show signs of weakness. To stand up for themselves and be a "man's man."

Young men are defined by sports they play. Outstanding players rewarded with jerseys and letter jackets. A symbol of success to be worn with pride.

The Olympics is a competition of the greatest athletes from every nation. Contestants come from the four corners of the world to compete against each other. They put in long hours, make sacrifices and prove themselves in order to participate. The best rise to the top as "a man among boys."

More is learned about a person's character through the agony of defeat than the elevation onto a platform and fame. A true athlete is humble in victory and gracious in loss.

The world judges a man by his physical stature and abilities, but God inspects the heart of man and examines his inner power.

In comparison to an athlete, let's contemplate the life of Jesus. As a child he is found in the temple. The Pharisees felt threatened by his knowledge of the law. They were impressed with his intellect, not his size.

Jesus respected his parents and obeyed their instructions. With a humble spirit, he worked in his father's carpentry shop. Hidden in obscurity for 30 years.

After his baptism by John the Baptist, in the dirty River Jordan, the Holy Spirit led him into the wilderness. There he grew weak from hunger. Satan approached him at his weakest physical state. Jesus

A Matter of Faith

drew from the depth of his inner self to overcome the temptations and conquer the enemy.

Throughout his ministry, he showed compassion for the poor. Jesus did not elevate himself above those he taught, but through the use of parables revealed the truths of God to the common man.

Tax collectors and sinners welcomed him into their homes. He saw past the outward appearance and into his heart. Jesus did not acknowledge failures or accomplishments, but searched the soul of man to reveal his actual character.

He prevented a riot when he failed to cast the first stone at an accused prostitute. He stooped to her level rather than lording over her. Jesus did not judge the source of the valuable perfume, but received the sweet fragrance as an ointment for his tired and dirty feet.

Jesus overturned tables and ran money changers out of the temple, angered at their selfish disrespect for the house of God.

Ten thousand angels at his disposal, yet he suffered alone, in silence before his accusers. With his final breath he asked His Heavenly Father to forgive his persecutors as he hung to die on the cross.

Jesus didn't defy the Pharisees

to gain recognition as a teacher. He didn't perform miracles and healings to increase his followers. He didn't exalt himself as King, but rode a donkey into Jerusalem. Jesus didn't even claim his rightful position as the Son of God. In humility and understanding of his greater purpose — salvation for a lost and hurting world — he lived a servant's life.

Using Jesus as an example we should raise sons to be "men of God." To show empathy for others, live a humble life, respect the Church, and forgive those who mistreat them. Like Jesus they will become a real "man's man" in today's world.

Because of Jesus, our sons possess an inner asset of power and might.

Matthew 3:17: "And lo a voice from heaven, saying, this is my beloved Son, (Jesus) in whom I am well pleased."

I love you, but Jesus loves you more.

Writers' group

You are invited to write for "A Matter of Faith." Send your articles to betty@bettyslade.com.

If you want to learn more about writing, come and join the Wolf Creek Christian Writers Network Writers' Critique Group on Monday mornings. For further details, email betty@bettyslade.com.

Visit our website at http://www.wolfcreekwriters.com/ or our Facebook page at https://www.facebook.com/wolfcreekchristian-writersnetwork/.

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PCNT starts month with attitude of gratitude

By Carla Ryan

Special to The PREVIEW

Pagosa Community of New Thought (PCNT) had the privilege of hosting a movie event at the Liberty Theatre last week. The film, "A New Thought — A New You," shared the basic philosophy behind the New Thought movement and the positive approach taught in this spiritual philosophy.

Following that event, the church group held its first town hall presentation and open house celebration last Sunday. Members of the leadership team (Core Council) and the Rev. Carla Ryan greeted guests and answered questions. A Q-and-A list will soon be available on the church's website. As the month ends with high spirits and positive experiences, PCNT moves forward into the holiday season with great gratitude.

On Sunday, Nov. 6, at the 10:30 a.m., gathering students will discuss Lesson 6 (part 1) of the Extension Study Series by Ernest Holmes. Materials are available for guests to join in the discussion of this New Thought philosophy.

Nov. 13 will feature Ryan's presentation entitled "Consciousness of Gratitude: A Riddle of Simplicity." As in many world religions, prayer is of key importance in New Thought. Affirmative prayer provides the opportunity to transform intentions into reality through the awareness of our connection within the divine intelligence or God. We can create experiences and more through a higher consciousness and the oneness that is Spirit. Of course, we often make it much more dif-



Photo courtesy Carla Ryan

Attendees enjoy the Pagosa Community of New Thought open house Sunday. PCNT will explore gratitude during November.

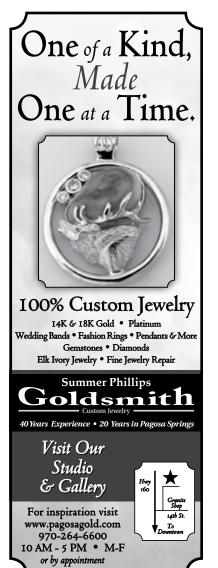
ficult than it needs to be. Hence, the riddle of simplicity. Join us the next two Sundays as we unravel the riddle and solve the mystery.

PCNT honors all lifestyles, belief systems, religious paths, and people for who they are, children of the divine. New Thought is a trans-denominational philosophy and draws from all the world's major religions to teach universal principles and concepts. Everyone is welcome.

Weekly Sunday gatherings are held at 10:30 a.m. in the north room of the PLPOA Clubhouse, 230 Port Ave., just west of Vista

For information about this group or New Thought in general, attend a Sunday service, send an email to

PagosaCommunityNewThought@ gmail.com, call 749-9020 or send mail to P.O. Box 1052, Pagosa Springs, CO 81147-1052.



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Election eve prayer vigil to be held at Centerpoint Church

By Jon Duncan

Special to The PREVIEW

Centerpoint Church will open its doors from 5:30 to 7:30 p.m. on Monday, Nov. 7, to offer a place to stop in to pray for the upcoming

Everyone is welcome and encouraged to spend some time praying for our nation, its leaders, the candidates and the election

We especially encourage prayer for spiritual revival, renewal and a turning back to God in our country.

II Chronicles 7:14 is a promise that we claim for such a time as this in our country: "If my people who are called by my name humble themselves, and pray and seek my face and turn from their wicked ways, then I will hear from heaven and will forgive their sin and heal their land.'

This promise was given to Solomon on the occasion of the dedica-

tion of the temple under his direction as King of Israel. The entire chapter is a powerful testimony to God's interest in our lives, the lives of all people and the future of our planet. God promised blessing on the nation if they would follow His word and serve Him faithfully; He also promised the removal of that blessing if they wandered from Him while they lived for them-

History is full of examples of God's blessing on nations that recognized Him as God and built their nation on the principles of His word — humility, truth, honesty, integrity, unselfishness, compassion, sacrifice, service to others and faith in Him as revealed in the

So, join us on Monday night and spend some time with others who are as concerned as you are. There will be no organized service, no message, no corporate prayer, no required time to stay.

UU topic: 'The Blues Music Resurgence'

Special to The PREVIEW

The Pagosa Unitarian Universalist Fellowship invites you to attend a presentation titled "The Blues Music Resurgence," with Bob Griffith, this Sunday, Nov. 6, for its regular service.

The program will offer a short look and listen at the journey of how American blues music begat rock 'n' roll and how rock 'n' roll repaid that debt by actually saving blues music. The unique story of the marriage between blues and rock 'n' roll brought about transformation and social justice and resulted in remarkable success for both genres of foundational American music.

Featuring several music samples, this service will offer attendees a walk through an amazingly simple, heartwarming story of mutual respect and art.

Griffith has created quite a reputation in Durango as a gifted speaker/performer. He has presented talks on "Rock Music and Generations," "American Media and Journalism" and "American Anti-Intellectualism" in a number if different venues.

Griffith is a former radio broadcaster, vice president and general manager from Los Angeles with 31

years of management experience in media companies. He is adept in most forms of music radio, but rock radio is his love and expertise. He has worked in a number of radio stations under various formats. He's an avid skier, former college football player and national tournament softball player. He teaches spinning (with rock music) at the Durango Recreation Center. He loves the mountains and Durango. Born in Detroit, Griffith attended Wayne State University, is married to Lynn and has two sons in Pasadena and Longmont and two great Australian shepherds.

This presentation reflects the Unitarian Universalist principle of "A free and responsible search for truth and meaning.'

The Pagosa Unitarian Universalist Fellowship welcomes people of all spiritual belief systems, ethnicities, gender identities and sexual orientations and invites you to enjoy refreshments and conversation after services, which are held Sundays at 10:30 a.m. in Unit B-15 of the Greenbriar Plaza. From North Pagosa Boulevard, turn onto Park Avenue; then turn into the Greenbriar Plaza, drive to the east side of the parking lot and look for the Unitarian Universalist sign, facing north. For further information, see pagosauu.org or call 731-7900.

Homemakers to hold day of thanksgiving Nov. 10

Special to The PREVIEW

On Nov. 10, the Mountain View Homemakers will be distributing checks to nine local nonprofit organizations. This total represents the proceeds earned from the club's 2015 Holiday Bazaar. This will truly be a day of thanksgiving for these charities as well as for the club members who worked tirelessly to ensure a successful event.

The meeting will begin at 11:30 a.m. at the Methodist Church on Lewis Street. We socialize before we enjoy a potluck lunch provided by members. First-time visitors are not expected to bring food.

Next, the checks will be given to representatives of each of the nine organizations voted by members to receive an equal portion of the money earned in 2015.

Mountain View Homemakers is a 50-year-old women's service organization. We welcome all area women who are interested in bettering their lives, the lives of their families and the community as a whole. The monthly meetings include lunch and a speaker or activity. This is a wonderful opportunity to make new friends in the community.

There are no dues or membership requirements to join this friendly, interesting and diverse group of women. We meet the second Thursday of every month. Homemaking skills are not re-

Note: Our meeting is taking place at the same time as Loaves and Fishes across the street, so parking will be at a premium. Everyone is encouraged to carpool.

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10 a.m., Monday, November 21 Too Late to Classify 10 a.m., Monday, November 21

Legal Advertising, Articles & Letters

Noon, Thursday, November 17

The Pagosa Springs SUN office will be closed Thursday, November 24 and Friday, November 25 in observance of Thanksgiving



Genealogy group helping town update cemetery records

April Holthaus Special to The PREVIEW

The Town Council of Pagosa Springs reached out to the Archuleta County Genealogical Society (ACGS) for help in updating cemetery records at Hilltop Cemetery. With new software coming to the town's website, the need was for eves on each grave to ensure they were correct in town records.

Subsequently, the ACGS sched-

uled two work days and will spend a few more on site to check each headstone against town records for missing or new information. The goal is to make all records as current as possible to be searchable on the Web. The ACGS has received many email requests to send Hilltop Cemetery information to people working on family genealogy. Having the data entered into the new software will allow people to locate that information

themselves.

As dedicated genealogists, with many years of cumulative experience, we have a tender spot for cemeteries. Our interest is to find and honor family members. Correct information to validate research plays a large part in the work we do. Also, the two cemeteries in Pagosa Springs are connected to the Civil War, with heroes buried right in our "backyard."

Please join us at our Nov. 5 ACGS meeting for a program by Ruth Lambert from the San Juan Mountains Association. She is conducting a new study for three Hispano cemeteries in Gato/Pagosa Junction, Juanita and Trujillo, along the San Juan River. Her study involved historical research and field work to photograph, map and document these sites and headstones. She welcomes volunteers to assist her with the projects.

You are invited to join us at 11 a.m. at the Methodist Church on Lewis Street to hear her interesting presentation.

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Hard times and an honest thief

By Daris Howard

Special to The PREVIEW

As I read about all of the refugees in the world right now, an estimated 60 million with half of them children, my mind returned to this time of year when I was 20 years old and living in New York.

I was doing missionary work with three other young men, and the holidays were approaching. Times were tough in the city l was in. The GM plant, the biggest employer, had shut down, and a lot of people were thrown out of work. In some areas, the crime rate was spiraling out of control as otherwise good people turned to theft. As missionaries, we spent lots of time finding needy families and making sure they had food and possibly a few simple toys for their children from donations through church relief efforts.

As we spent lots of time in this work, I was usually too busy to think of anything else, but as I climbed into bed at night, my thoughts would turn to home. My family, though not wealthy, would have a bounteous harvest from our garden and farm. In my teenage years, my mother would have me deliver plates of holiday cookies and candies to widows and needy families.

It was into this mix of thoughts and events that something interesting happened. One night, as we were finishing up for the evening, one of the other missionaries, Johnson, realized he had left his wallet on the front seat of our car. It was a cold night, and knowing the car and the garage were both locked, he decided that he wouldn't worry about it.

The next morning we had breakfast and prepared for our day's work. Johnson unlocked the garage, and I opened the overhead door while the others went to the car. Johnson unlocked the car and the three of them climbed in. That's when Johnson gasped.

"Howard," he said, "you've got to see this.'

Johnson's wallet lay open on

the seat of the car, and beside it was a note. I picked it up and read it. "I'm sorry that I had to take money from your wallet. I lost my job, and I haven't been able to find any other work. My wife left me, I had nothing to buy milk with, and my baby daughter was hungry. I'm not a thief, and I promise I will pay you back. I hope where you are men doing God's work that you will understand and will forgive me."

That's all the money I had until the end of the month," Johnson complained. "Now what will I do?"

"He said he'd pay it back," Stanton, another missionary, said. 'Yeah, right," Johnson said, sar-

castically. "Like that's really going to happen.'

"How much was it?" I asked. "Five dollars," Johnson replied.

"Isn't that what we're doing out here anyway?" I asked. "I mean, if he needed it wouldn't you have given it to him?"

"I suppose," he replied. "But I don't like the idea of someone just stealing it."

I opened my wallet and handed him a \$10 bill. "I've bought enough groceries to last me a while. You take this."

"Do you have any more to last you through the rest of the month?" Johnson asked.

"No," I replied, "but my bills are all paid, and I'll be fine."

He reluctantly took it because he needed it, and we left for work.

After a couple of weeks we had pretty much forgotten about the incident. Then one morning it was kind of deja vu. We opened the locked garage, opened the locked car, and there on the seat was a \$5 bill with a note. It said, "Thanks for the loan. I got another job.'

Davis, another one of the missionaries, said, "Have you considered what kind of man has the skill to break into a locked garage and a locked car, steal money, and then he pays it back?

Yes," I said, smiling as they handed me the \$5. "It's the kind of man who is a good man and loves his daughter.'

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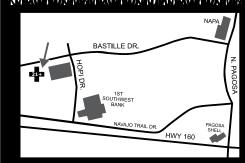
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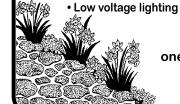
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SNOW REMOVAL FROM DRIVEWAYS, roofs, walkways. Tractor with blower and truck with plow. Call now for scheduling. 946-2061.

NEED A HELPING HAND? Will clean, do yard work, cook, run errands, odd jobs. Melissa O'Neal, (970)442-1236.

SIMPLY CLEAN HOUSECLEANING- Efficient and thorough! Call Erin in Pagosa (949)566-3906 to schedule a cleaning or for more information.

LOCAL MOVING SERVICES. Reasonable and reliable. 946-2061

RIVERSTONE CARPET CLEANING. 25 cents/ sq. ft. and \$3 per stair. No hidden charges. Owner/ operator 20 years experience. Professional, trustworthy and punctual. Call Mike at (970)403-9222, www. riverstoneminerals.com.

WEE CARE DAYCARE is a new licensed daycare in town and has openings for all children. Call (970)424-1741.

MOBILE RV SERVICE. (970)398-9271.

NEED REPAIRS DONE? Kitchen sinks, faucets, toilets. All kinds of home repairs. Call Rick, (970)946-1737

DRYWALL SERVICES. REPAIRS AND patches, water damage repair, Acoustic ceiling removal, texture. Garage finished. Experienced in matching all textures, painting. No job too small. Over 25 years experience. Referrals available. Dennis, (719)229-9179.

BLUEPRINTS- HAVE YOUR PLANS drawn now. Don't wait til fall. Be ready to start your house, barn, garage on time. Call Rick, 946-1737.

WE PAINT FENCES, HOUSES, PATIOS. Housecleaning, janitorial, landscaping, yard work, clean out garages. Also, we clean out storages, everything! (970)317-5987.

TIRED OF THE MUD? We gravel driveways. Reasonable rates. Call J.D. for a free estimate. 903-7091.

JUNK IN YOUR YARD? Trash hauling, yard cleanup. (970)946-2061.

REMODELS, GARAGES, CARPORTS, DECKS, barns, sheds and custom homes, and blueprints drawn. 25 years experience. Rick, 946-1737.

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FINE JEWELRY REPAIR. Fast turn around, reasonable prices. Summer Phillips- Goldsmith. Turn at 14th Street, left on frontage road, one block to 15th Street. 17 years in Pagosa. M-F, 9a.m.-4:30p.m., 264-6600. www.pagosagold.com.

KNIFE SHARPENING SERVICE. Bring one, bring all, kitchen cutlery, hunting, scissors and chain saws. Call or come by Rocky Mountain Knives. 150 Pagosa St. (970)264-1372.

@BSOLUTE COMPUTERS. Sales and service, faster than factory, guaranteed. 13 year resident. (970)946-9044, www.absolutecomputerrepair.net. HOT TUB SERVICE: Home of the soft soak.

Natural enzyme water treatment, weekly chemistry service, hot tub drains, step-by-step video chemistry lessons. Owner operated with 25 years experience. (970)507-0594, pshottub-

SERVICES

PEACHY CLEAN CLEANING SERVICES. All cleaning services offered. Call Montana at (970)903-4653 to set up a cleaning today!

FOR QUALITY HOUSEKEEPING, JANITO-RIAL service and security checks, call Odd Jobs Unlimited. 37 years in Pagosa, insured. 264-2994

PAGOSA COUNTRY PROPERTY MANAGE-MENT. Full service home care. House checks, cleaning, snow removal. 30 years experience. pagosacountrypm.com. Insured. (970)403-2946

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NOW HIRING FULL-TIME COOK. Apply at The Buck Stops here, 19 Navajo Trail Dr.

PHLEBOTOMY SERVICES TECH. Join our laboratory team in Pagosa Springs! We're hiring a full-time tech to work Monday- Friday, days at a new site in Pagosa Springs. Qualified applicant should have a HS diploma/ GED, be highly organized and possess excellent customer service skills. Completion of a phlebotomy program and 6 months of experience strongly preferred. Enjoy great people, pay and benefits. Apply online (search for Job 86326) today! careers.centura. org. EOE/ non-nicotine, nonsmoking. M/F/D/V.

SUPPORT AIDES NEEDED FULL-TIME with benefits. Will train. Apply at Pine Ridge, 119 Bastille Dr., Pagosa Springs, Colorado.

FRONT OF THE HOUSE MANAGER. We are taking applications for FOH manager for a new Burrito Bar Concept. Needs to be skilled in multi-employee management, fresh foods and bar. Opening this winter in Pagosa Springs. Please send resume to HeftyChefT@yahoo.

DELIVERY INSTALLER. EXPERIENCE PRE-FERRED, but will train the right person. Must be able to lift 75 lbs. Weekday work hours with weekends off. Apply in person at Pagosa Springs Sears, 2800 Cornerstone Dr.

PAGOSA SPRINGS MEDICAL CENTER has an opening for an Echocardiology/ Ultrasound Tech. The Echocardiography Ultrasound Technologist will support the mission and values of PSMC. Under the direct supervision of the Diagnostic Imaging Manager, the Echocardiography/ Ultrasound Technologist performs diagnostic echocardiograms, stress echocardiograms and general ultrasound studies as requested by providers. The Echo/ Ultrasound Technologist selects appropriate transducers, depending upon depth of field, organ or body part to be identified, etc. The Echo/ Ultrasound Technologist conducts scanning procedures using ultrasound equipment and assists the physician with stress echocardiograms. This is a full-time position at Pagosa Springs Medical Center. Applications may be picked up at hospital registration and the human resources office or downloaded from www.pagosaspringsmedicalcenter.org. Applications and resumes must be submitted to mitzi.bowman@psmedicalcenter.org or faxed to (970)731-0907. Pagosa Springs Medical Center is an EEO employer.

Classifieds

264-2101

Office Hours: Monday — Friday 8 a.m. - 5 p.m.

Classified Deadline: Tuesday 10 a.m.

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apply by resume @ Terry's ACE 525 Navajo Trail Dr Pagosa Springs CO 81147

ROOFERS AND LABORERS NEEDED with experience. (970)749-0830.

WEED & PEST SUPERVISOR. Archuleta County is taking applications for a Weed & Pest Supervisor. Full job description available at www.archuletacounty.org or apply to Human Resources, PO Box 1507, Pagosa Springs, CO 81147, fax (970)264-8376 or email to fgoheen@ archuletacounty.org. Archuleta County is an equal opportunity employer.

PAGOSA SPRINGS MEDICAL CENTER has an opening for a Patient Account Representative. This position will be responsible for supporting the mission, vision and values of the organization. The position follows up on assigned accounts after claim submission and is responsible for an accurate and timely collection of claims billed to third party payers as both primary, secondary, tertiary, etc. This position is required to maintain individual accounts receivable (AR) at the departmental goal as well as other departmental goals including cash collections and AR days. This is a PRN position. Applications may be picked up at hospital registration and the human resources office or downloaded from www. pagosaspringsmedicalcenter.org. Applications and resumes must be submitted to mitzi. bowman@psmedicalcenter.org or faxed to (970)731-0907. Pagosa Springs Medical Center is an EEO employer

LABORERS WANTED. Driver's license and transportation required. Call 731-1805.

HONEST, RESPONSIBLE, EXPERIENCED person for snow removal. Plow driveway and grounds. Rake roofs. \$300/ month, plow provided. 264-5049.

HELP WANTED, MORNINGS, 20 hours per week. Must be familiar with QuickBooks. Email jjhaccounting@hotmail.com.

PAGOSA SPRINGS MEDICAL CENTER is accepting applications for a Pre-Admission Testing RN. Must have Colorado RN license. Applications may be picked up at the human resources office or downloaded from www.pagosaspringsmedicalcenter.org. Applications and resumes may be submitted to mitzi.bowman@psmedicalcenter.org or faxed to (970)731-0907. Pagosa Springs Medical Center is an EEO employer.

REAL ESTATE CAREER. Hiring great or new talent to join growing successful team! Hourly and commission agent positions. Email resume: pagosaconnection@gmail.com. Keller Williams Realty SW Associates.



HIRING EXPERIENCED AND LICENSED PLUMBERS, and plumber helpers. (970)946-7096, leave message.

LOOKING FOR AN EXPERIENCED kitchen cabinet sales person for custom kitchens, closets and garage cabinets. Must have experience with computer design software. Sales area is Pagosa Springs, Durango and Telluride. Email your experience and salary history to tim@tbcllc.net.

WORK FROM HOME. Visiting Angels is looking for an "on call" manager for evenings/ weekends, 2X a month. If you have good phone and computer skills, and are great with people, call us today for more details! (970)264-5991.

SIMPLY CLEAN HOUSECLEANING- Efficient and thorough! Call Erin in Pagosa (949)566-3906 to schedule a cleaning or for more information.

PLAZA LIQUOR NEEDS RETAIL clerk, part time. \$9.50 per hour. Prefer apply in person. (970)264-4770.

PAGOSA SPRINGS MEDICAL CENTER is accepting applications for Emergency Department RNs. Must have Colorado RN license. Applications may be picked up at the human resources office or downloaded from www.pagosaspringsmedicalcenter.org. Applications and resumes may be submitted to mitzi.bowman@psmedicalcenter.org or faxed to (970)731-0907. Pagosa Springs Medical Center is an EEO employer.

ATTENTION REGISTERED NURSES! Are you passionate about helping those in need in your community? Become a Sexual Assault Nurse Examiner (SANE). For more information, please contact Misty Fowlds at (970)739-9555 or mistyfowlds.sart@gmail.com.

LOOKING FOR CABINET SHOP foreman. Must have CNC router experience. Must be familiar with 32 mm dowel construction. Email your experience and salary history to tim@tbcllc.net.

EARLY MORNING BAKER, DELIVERY driver and kitchen help needed weekdays. Apply in person, Rosie's Pizzeria, 100 County Center Dr.

LIFECARE- PART-TIME AND FULL-TIME positions available for Personal Care Providers/ Homemakers. Working phone and reliable transportation required. Training provided to those seeking a rewarding position with our agency. Application/ information (970)516-1234, ext. 1. http://www.lifecare-inc.com.

PAGOSA SPRINGS MEDICAL CENTER is accepting applications for a PACU RN. Must have Colorado RN license. Applications may be picked up at the human resources office or downloaded from www.pagosaspringsmedical-center.org. Applications and resumes may be submitted to mitzi.bowman@psmedicalcenter. org or faxed to (970)731-0907. Pagosa Springs Medical Center is an EEO employer.

REPORTER-THE PAGOSA SPRINGS SUN is seeking qualified candidates. Must demonstrate aptitude for, and commitment to community newspaper journalism. Candidates must be prepared to handle deadlines, cover breaking news, report on sports and government and write features. Position is up to 30 hours a week. Send cover letter including salary expectations, resume, references and clips to Reporter Position, The Pagosa Springs SUN, PO Box 9, Pagosa Springs, CO 81147, or hand-deliver them to the paper at 466 Pagosa St. Emailed submissions are acceptable (helpwanted@pagosasun.com). The Pagosa Springs SUN, Inc. is an equal opportunity employer.

DENTAL FRONT DESK: Computer and telephone skills a must. HOLIDAYS OFF. T-F 8a.m.-6p.m., benefits, bonus and great advancement opportunity. Be a part of a friendly professional team! Bring resume to 51 David Drive or send to Pagosasmiles@yahoo.com.

INTERESTED IN A GREAT CAREER? Visiting Angels is seeking a full-time Human Resources Manager in our Pagosa office. This position requires experience in HR or at supervisory level. Must be detail oriented, great communicator and able to generate fun! Profit sharing, health plan, PTO, IRA and an awesome work environment. Send resume to lormonde@visitingangels.com. (Closes 11/15/16).

ANNOUNCEMENTS

AL-ANON meets every Tuesday at 6 p.m. at St. Patrick's Episcopal Church. Saturday, 10:30a.m., 234 N. 2nd Street (CR200/ Snowball Road). www.al-anon-co.org.

NEW OVEREATERS ANONYMOUS meeting Thursdays, 11a.m., at Centerpoint Church, 270 Cornerstone Dr. Leslie, (970)799-0775.

FOOTPRINTS: THERE ARE MANY in our community who are confined to their homes because of illness or physical problems. We would love to get to know you and spend time with you in your home. Conversations, playing cards, baking cookies, or just being together. We want to serve your needs. If this sounds like something that would improve your daily life, then please call the Catholic Church (731-5744) and tell them that you would like to hear from FOOTPRINTS. Leave your name and number with them and we will be in touch.

NEW ALANON GROUP: Traditional AlAnon Group meets Fridays, 6-7p.m., Pagosa Bible Church, 209 Harman Park Dr. (325)669-9715.

NARCOTICS ANONYMOUS meets Saturdays at 9a.m. at 234 N. 2nd St., aka CR 200 or Snowball Road. Open meeting, various structure. Call Lyn, 903-0655, or Carl, 903-2346, to confirm we are meeting or for information.

STRESSED? CONFUSED? IN PAIN? Join this six week Yoga Series on Tuesdays at 5:45p.m. at Yoga Clarity. Begins November 8th. See: yogaclaritypagosa.com. All levels welcome. Theme based progressive class with self- inquiry. Call Margaret Burkesmith (970)264-YOGA (9642).

A.A. PAGOSA SPRINGS GROUP. 234 N. 2nd St./ CR 200- Snowball Rd. Sunday 10a.m. (AM); 5:30p.m. open discussion; Monday 12p.m. (D), 5:30p.m. (BB); Tuesday 12p.m. (D), 5:30p.m. (W); Wednesday 12p.m. (D), 5:30p.m. (W); Thursday 12p.m. (D), 5:30p.m. (BG); Friday 12p.m. (D), 7p.m. (D); Saturday 7:30a.m. (AM), 5:30p.m. (D). (Last Friday of the month, 6p.m. potluck, 7p.m. birthday speaker meeting.) Questions, contact (970)245-9649.

A.A. PRINCIPLES BEFORE PERSONALITIES GROUP meets at St. Patrick's Episcopal Church, 225 S. Pagosa Blvd. Tuesday 7p.m. Big Book Study (closed); Thursday 7p.m. Discussion (open); Questions (970)245-9649, www. aa-westerncolorado.org or www.aadistrict18. org; Ken or Charlotte (970)903-9690.

WINTER HOURS FOR RIVER SPORTS Bar and Grill. 11a.m.-9p.m. Wednesday- Monday. Closed Tuesdays.

INDOOR SPIN CLASSES start at The Hub on 11/8. Join us for our first 5-class session on Tuesdays and Thursdays 6p.m.-7p.m. Bring your own bike and trainer. For more information, call (970)731-2002. Located in Uptown City Market Country Center.

SMOKING BEAR'S FAMOUS BBQ at Turkey Springs Trading Post. Wednesday- Sunday, noon till six. Hunter friendly.

YARD SALES

FRIDAY NOON-5P.M., SATURDAY 9A.M.-3P.M. 11/5-11/6. United Mini Storage on Hwy. 84. Unit 21.

STORE LIQUIDATION SALE. Friday and Saturday, 10a.m.-5p.m. 452 Pagosa Street. Cookbooks, collectibles, holiday items and gift baskets and more. 75% off. Store fixtures for sale.

BE SURE TO check for more yard sales in the Too Late To Classify section.

YARD SALES

MOVING SALE. LOTS OF GREAT stuff is left behind! Leather sofa, recliner, dining room table, hutch, log bed, dressers, garage stuff, freezer, kitchen items, patio set, office furniture and more! Saturday, November 5th, 8a.m. sharp! Hwy. 160 to Piedra Road, 5-1/2 miles up Piedra to the "Reserve" subdivision, follow signs to Clint Circle. Snow or shine! AEHPAE.

FRIDAY, NOON-6P.M. LIKE NEW furniture. Sleeper sofa, dining set, microwave hutch, computer desk, miscellaneous. Valley View Dr. #3209.

LOST & FOUND

FOUND: LARGE MALE GREY tabby cat with red leather collar in Aspen One. Call (352)228-0190

LOST BLACK AND YELLOW radio remote control in leather case, for concrete pump. Between Chris Mountain Village and Millcreek Rd. Call Catfish Guthrie, (970)946-6855.

PERSONALS

HOSPICE CARE A special kind of caring. Call 731-9190.

REPORT KNOWLEDGE OF CRIMINAL ACTSTo Crime Stoppers, 264-2131. You may be entitled to a reward. Anonymity guaranteed.

IT CAN STOP! Let us help. 24-hour domestic violence or sexual assault hotline. Confidential. 264-9075.

PETS

ADOPT FROM THE Humane Society. Stop by or call 731-4771. You'll be amazed at what we have to offer, www.humanesociety.biz.

DOGGY DAY CARE 81147.COM. Open 365 days of the year! Full day and half day doggy day care and overnight boarding. Conveniently located just 1 mile from downtown Pagosa. Call (970)264-9111.

LIVESTOCK

4 HORSE GOOSENECK TRAILER with living quarters. \$9,500. In good condition. Call Ken at 264-6262 for details.

AG SERVICES: HAY LOADING- unloading, field pick up, ditch cleaning, box blade and frontend loader work. RWH Bale Handling Service. Ron, (970)264-5573.

FOR SALE: GRASS ALFALFA HAY. Barn stored, no rain. Delivery available. \$7 per bale. (970)764-5999.

WINTER HORSE PASTURE. 160 acres 12 miles west of South Fork. Supervised, alfalfa grass pasture, heated water. \$60/ head per month, November through mid-May. Also 750 lb. alfalfa grass bales. \$50 each. (719)657-0942.

SMALL FARM HAS YEAR-ROUND or winter boarding available for 2 horses. Stall and pasture available. Personalized care for older horses. \$300 a month. Susan, 731-9333.

2005 JOHN DEERE 4010 compact utility tractor. Hydrostatic drive, 18 HP diesel, JD front end loader and 54 inch belly mower. 252 hours, \$8,500 firm. (970)731-1280.

Classifieds

264-2101

Office Hours: Monday — Friday 8 a.m. - 5 p.m.

Classified Deadline: Tuesday 10 a.m.

WANTED

CURRENTLY SEEKING A SHOP SPACE for rent in the Pagosa Springs area. Please contact Sean (602)738-2420.

REPLACING YOUR DECK? Looking for used redwood for kids to build a treehouse! Free used propane 50-gallon HW heater. 731-3427.

PAGOSASUN.COM

FOR SALE

FOR SALE: STIHL MS391 25" bar chainsaw. Like new, \$425. (832)347-0925.

ATTENTION CONTRACTORS AND HOME-OWNERS. Are you remodeling or tearing down? Call Durango Salvage, we buy and sell building materials. Tom, (970)749-2271, Mark, 749-8235.

GET YOUR FIREWOOD NOW! Don't wait until it's too busy or too late. Reserve your delivery date now! Dump truck special of 2+ cords for \$350. It's a pine/ spruce/ fir mix. Contact Fire&Ice, Firewood and Snow Removal Services, ask for Dan. (970)582-0006.

QUEEN SLEEPER SOFA, \$150. Dining room set, retail \$890, asking \$325. Computer desk/hutch, \$55. 2 new swivel bar stools, \$130. Microwave cart, \$25. Rocking chair/ottoman, \$45. Email se.athome@gmail.com. (928)727-4000.

ARE YOU READY FOR WINTER? Stock up that freezer now with locally raised 100% grass fed and grass finished beef and lamb, local pastured pork and free range organic chicken from GrassRoots Meats. Local pickup available on Mondays from 9:30a.m. to 3p.m. Check out our website, www.grassrootsmeats.com. For more information, call Lois at (970)582-0166.

BEAUTIFUL RED LOVESEAT recliner for sale. 2 years old. \$525. (970)799-1101.

OTT'S MILL- SPECIALIZING IN hand peeled log siding and peeled logs. Rough sawn timbers and lumber. (970)533-7997.

FIREWOOD FOR SALE. Unsplit pine \$130. Split spruce \$150. Split cedar \$200. Cash only. (719)849-3715.

SIMPLY CLEAN HOUSECLEANING- Efficient and thorough! Call Erin in Pagosa (949)566-3906 to schedule a cleaning or for more information.

2011 JOHN DEERE GATOR 825i- only 90.3 hours on the 50 HP engine. Comes with special all glass enclosure and glass doors. It has a hydraulic dump bed, light package, brush guard and brand new \$3,700 BOSS snow plow, bucket seats. Always garaged, \$15,000. Call (970)731-1060 or (913)669-7756 for other questions.

ELIMINATE HIGH HEATING BILLS. Central boiler wood, corn, pellet outdoor furnaces. Clean, efficient heat. Financing available. (575)756-2705.

BEAUTIFUL OFFICE/ COMPUTER DESK and chair. Like new, drawers, keyboard pullout, good storage. \$125. 5'Wx56"Hx2'D. Susan 731-9333. Email raindancer12@hushmail.com for pictures.

SELL YOUR GUNS. Only 10% consignment fee. No hassle. Licensed, bonded, insured. San Juan Trading Post, 635 San Juan St. 731-PAWN (7296).

MOVING- 2 IRON PATIO SETS, each with table and 4 chairs, \$400 each. Kenmore upright freezer, \$200. Everything in excellent condition. (970)731-1060 or (913)669-7756.

FOR SALE

FIREWOOD FOR SALE. SPLIT and delivered. \$175 per cord. Daniel Martinez (970)946-9201.

BLACK JACK PINE SPLIT firewood. Full cord, \$170. Trailer load, 2 cords, \$350. Can cut your own rounds. (970)731-2010.

USED, NON-SALVAGEABLE DOUGLAS fir poles in varying lengths. Approximately 800 linear feet. Successful bidder must take all and remove at bidder's expense. View poles at LPEA's Durango headquarters in Bodo Park. Photo available. Sealed bids accepted through November 15, 2016. Information, (970)382-3574

SCHWINN AIR-DYNE AD2 exercise bike, 2 seats, LCD console, \$100; Exerpeautic motorized walking treadmill with computerized console, \$100; take both for \$175. Turkey decoys (2 hens and jake) with storage bag, \$25. Overland Australian sheepskin trapper hat (medium), never worn, \$25. Call 264-3890.

LEATHER SOFA, 7-1/2 FEET. Excellent condition. Asking \$275. Call Celia at (720)397-3802.

1998 SHASTA SLIDE- IN truck camper. Fully self- contained with kitchen, heat, A/ C, bath with shower, solar charger, sleeps 5. \$3,450. 264-0269 or (520)241-1198.

2 SETS OF SLIGHTLY USED car tires for sale. First set: Cooper all season 205/55R16. Second set: Champiro Ice Pro studded snow tires, also 205/55R16. Both sets from a late model Toyota Corolla. Great tread. \$100 for each set. Call (575)756-4597.

FIREWOOD FOR SALE. Split pine/ aspen/ fir mix, \$185/ cord. Ap L.S., delivered, Pagosa. Also have pitch wood. 264-0913.

TRIANGLE CUSTOM MILLING. All your custom milling and log needs. (970)398-0739, triangle-custommilling.com.

YARDMAN SNOWBLOWER WITH TRACKS. 26", 9 HP, excellent condition, \$500. 731-4911.

RECREATIONAL VEHICLES

2009 HONDA CRF 230M street legal dirt bike. 7,700 miles, comes with street and off road tires. Runs excellent, \$2,400. (970)946-8638.

2012 POLARIS SPORTSMAN X2 550, versa trax. U:joints replaced on front driveshaft, engine brake, under extended warranty, serviced at every 80 hours, 6,944 miles or 975 hours. Pulls trailers very well, brand new starter, charging system replaced. Under warranty by Polaris, \$4,750 or best offer. 264-5160, leave message.

2-2009 POLARIS ASSAULT 800 snowmobiles, 155 track with low miles and great condition. Asking \$4,000 each or both for \$7,500. Please call (970)731-2009.

YAMAHA VENTURE MP 500cc. 4 stroke, 2014, 208 miles, 100 mile service done. Transferable 2018 Y.E.S. (extended service). Perfect for 1 or 2 person, trail sled, with reverse. Cover, battery charger included. Like brand new, \$7,500. (970)264-5160.

RV STORAGE NOW OPEN. South Fork RV Storage is now open for enclosed vehicle storage and secure outdoor parking. Bring your RV, ATV trailer, 5th wheel, boat, etc. for storage in our brand new fenced storage facility. Electronic gate with personal access codes. Located just east of South Fork, Colorado. Grand Opening Specials can be found online at www.sfrvstorage.com. For more information, call (719)873-7527 or email us sfrvstorage@gmail.com.

AUTOS

WWW.SALSMOTORCORRAL.COM. Visit us online to view current inventory and pricing. (970)259-8170.

2000 TACOMA 4X4, 5 SPEED, 266K, \$4,000. 2008 Honda Fit, 5 speed, 148K, \$3,000. hoganpagosa@gmail.com (970)234-6343 text only please.

GUARANTEED CREDIT APPROVAL! 4X4 Auto Sales, 21698 Hwy. 160 West, Durango. (970)385-7940.

2002 VOLKSWAGEN PASSAT AWD, \$2,700. (970)398-0654.

1999 F150 4X4 EXTENDED CAB. 278K, good tires, new starter, alternator and bushings, AC/heater work great. Asking \$3,800 OBO. Call 264-2856 between 8a.m.-8p.m.

1998 HONDA PASSPORT. 4WD, silver, leather seats, good snow tires, good condition, 169,000 miles. \$2,100. (970)264-3823.

1997 JEEP WRANGLER SAHARA. 132,000 miles, \$6,700. 6" lift, two sets of tires- 35" and 33" both with low miles. Too many 4X4 options to list. Call for details, (918)808-8538.

2001 FORD EXCURSION. Good condition, runs great, lifted, 85K miles, V10. \$10,500. (970)946-3797.

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VACATION RENTALS

VACATIONERS. We have fully furnished homes and condos for rent by the day, week or month. We also have long term places available. Pagosa Realty Rentals, located upstairs, Frontier Building, Piedra at 160. (970) 731-5515. www. pagosarentals.com.

FOR VACATION RENTALS, please go to www. saniuancabin.com.

FOR VACATION RENTALS, call Team Pagosa (970)731-8599, www.teampagosa.com or www.lodgingpagosasprings.com.

RESIDENTIAL RENTALS

ROOM FOR RENT. \$475 per month. Call (970)398-0654.

SPACIOUS, PRIVATE 2 BEDROOM, 2 bath duplex on golf course. Garage, laundry, great location. \$1,300/ month. Some utilities included. Nonsmoking. (970)946-4717.

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21 ACRES, MEADOWS 4. Mix of slope and meadow. 4 miles from City Market. Awesome neighborhood! Water and electric to property corner. \$184,999. Dave, 903-3423

2 BEAUTIFUL LAKEFRONT LOTS in Hatcher. Stunning mountain and lake view and stocked lake. Enjoy boating and fishing. Excellent location to build. Close to national forest and hunting Close to town with paved road. No PLPOA. All utilities are in except for propane. Price reduced: Lot #1, 1.15 acres, \$177,500, county approved for up to 2 units (duplex dwelling). Lot #2, .85 acre, \$147,500, county approved for 2 single family structures. Next Home Rocky Mountain Realty and Rentals, Associate Broker. Ask for Norma, (970)507-8655 or (918)282-1956.

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.31 ACRES BY OWNER. Must see. Great neighborhood. Utilities to site. Easy building site. Surveyed. Bob (970)903-7876.

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Senior Center announces health and wellness services, flu shot clinic

By Cheryl Wilkinson

PREVIEW Columnist

On Oct. 31, the Pagosa Springs Senior Center initiated a new pilot program expanding health and wellness services to Archuleta County seniors. The program includes wellness, blood pressure monitoring or allow individual area seniors to discuss two subjects of their choice.

The new clinic will be held at the Pagosa Senior Center on various dates each month, with sign-in sheets available for prescheduling. Interested parties should schedule a time by contacting the Senior Center at 264-2167.

There is no charge for Medicare enrollees. Participant IDs will include Medicare card, photo ID and, if necessary, any supplemental insurances. No Medicaid accepted at this time. Participants are encouraged to bring a list of their current medications.

Clinical assessment will be provided by Tabitha Zappone, FNP-C. Zappone has been a nurse practitioner for six years and a longtime resident of Pagosa Springs. She understands the difficulties obtaining health care in a rural area and how these obstacles can be greater for seniors. The goal of the outreach clinic is to provide care to those who are not able to travel.

Flu shot clinic

Provided by the San Juan Health Department, a flu shot clinic will be held on Nov. 16 from 10 a.m. to 2 p.m. at the Senior Center. For more information, call 264-2167.

Please bring your Medicare card or insurance card.

Computer center

The Senior Center is now providing computer access to seniors who are members of the Discount

Computers stations are available by the hour. If no one has signed up for the next hour, seniors may continue to use the computer for an additional hour(s). Computer and Internet access is available during business hours when staff is in attendance and classes are not in session.

Medical alert system

Medical alert monitoring systems are available for seniors. We can help you get set up with a system and assist with the monthly service charges or, if you already have a system in place, we can help supplement the monthly service

Senior News

Please call Louise at 264-2167 for more information or to sign up.

Medicare Mondays

Are you turning 65? Are you confused about Medicare? We have openings every Monday at the Senior Center to help you with your Medicare enrollment questions.

Here are some quick tips: If you are collecting Social Security, you will be automatically enrolled in Medicare parts A and B. We can help you pick a Part D prescription drug plan. If you don't enroll in a Part D plan, you could face penalties.

If you are new to Medicare, you have a seven-month Special Enrollment Period to sign up for parts A, B and D around your 65th birthday. Medicare starts after your employment ends or the group health insurance plan based on your current employment ends, whichever happens first. You do not pay late penalties if you enroll within the seven-month Special Enrollment Period. COBRA and retiree health plans are not considered coverage based on current employment.

Important dates: General enrollment runs from Jan. 1 through March 31 each year and coverage starts July 1. Oct. 15 through Dec. 7 is open (or annual) enrollment for switching plans for Part D and a Medicare Cost Plan; coverage starts Jan. 1.

If you would like to talk to a Medicare counselor, please contact the Area Agency on Aging to make an appointment. Please call 264-0501, ext. 2. We will put you in touch with one of our talented and experienced Medicare counselors.

Memberships

Senior Discount Club memberships are offered Monday through Friday from 9 a.m. to 2 p.m.

Everyone is welcome to join us for lunch. If you are a senior (60 years and older), for only a \$4 suggested donation, you are eligible for a hot meal, drink and a salad prepared by our kitchen staff.

The guest fee for those 59 and under is \$10 and children 10 years and under can eat for \$5 each. Access to the salad bar is only \$6 for those under 60.

Lunch is served from 11 a.m. to 1 p.m.

Thursday, Nov. 3 — Chickenfried steak, mashed potatoes, cream gravy, Brussels sprouts and salad bar.

Friday, Nov. 4 — Turkey and barley soup, zucchini noodles Alfredo, roasted cauliflower and salad bar.

Monday, Nov. 7 — Chicken

and dumplings, green beans with almonds, glazed carrots and salad

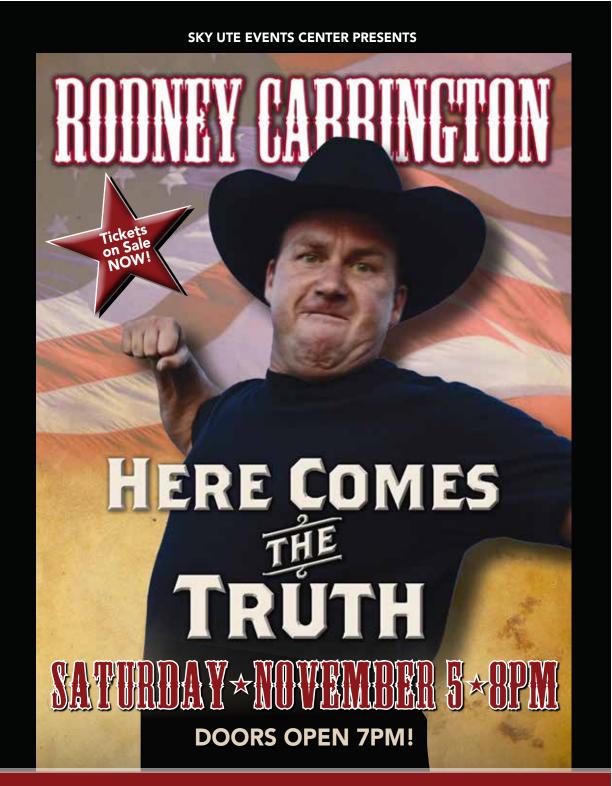
Tuesday, Nov. 8 — Shrimp scampi, orzo, asparagus, roasted eggplant medley and salad bar.

Wednesday, Nov. 9 — Barbecue beef brisket, baked beans, sweet potatoes and salad bar.

Thursday, Nov. 10 — Turkey sausage soup with potatoes, cabbage and carrots, corn on the cob and salad bar.

Reservations and cancellations are required. You can make a reservation at 264-2167 by 9 a.m. the morning of the day you would like to dine in the Community Cafe at the Senior Center.

For your convenience, you can make your reservations in advance or have a standing reservation on days you know you will always attend. Please cancel if you cannot attend on your standing reservation days.



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