

COMBINED NOTICE - MAILING
CRS §38-38-103 FORECLOSURE SALE NO. 25-01

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

On July 14, 2025, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Cheyenne records.

Original Grantor(s)	ANDREW DENKER GAMBLE AND ANGELA DARLENE GENES
Original Beneficiary(ies)	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC.
Current Holder of Evidence of Debt	LAKEVIEW LOAN SERVICING, LLC
Date of Deed of Trust	November 15, 2019
County of Recording	Cheyenne
Recording Date of Deed of Trust	November 18, 2019
Recording Information (Reception No. and/or Book/Page No.)	243292
Original Principal Amount	\$73,641.00
Outstanding Principal Balance	\$67,098.03

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

THE EASTERLY FORTY-FIVE FEET TEN INCHES (E. 45'10") OF LOTS FIVE (5) AND SIX (6), AND THE EASTERLY FORTY-FIVE FEET TEN INCHES (E. 45'10") OF THE SOUTH HALF (S½) OF LOT FOUR (4), IN BLOCK TWENTY-SIX (26), IN THE TOWN OF CHEYENNE WELLS, CHEYENNE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT SIX (6), IN BLOCK TWENTY-SIX (26), IN THE TOWN OF CHEYENNE WELLS, CHEYENNE COUNTY, COLORADO, THENCE WESTERLY ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT SIX (6), IN BLOCK TWENTY-SIX (26) A DISTANCE OF FORTY-FIVE FEET TEN INCHES (45'10") TO A POINT; THENCE NORTHERLY PARALLEL TO THE EASTERLY BOUNDARY LINE OF SAID BLOCK TWENTY-SIX (26) A DISTANCE OF SIXTY-TWO FEET SIX INCHES (62'6") TO A POINT; THENCE EASTERLY PARALLEL TO THE NORTHERLY BOUNDARY LINE OF SAID BLOCK TWENTY-SIX (26) A DISTANCE OF FORTY-FIVE FEET TEN INCHES (45'10") MORE OR LESS TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID BLOCK TWENTY-SIX (26); THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY LINE OF SAID BLOCK TWENTY-SIX (26) A DISTANCE OF SIXTY-TWO FEET SIX INCHES (62'6") MORE OR LESS TO THE POINT AND PLACE OF BEGINNING. IN CHEYENNE COUNTY, COLORADO

Purported common address: 125 E 3rd St South, Cheyenne Wells, CO 80810.

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

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Wednesday, 11/12/2025, at Public Trustee Office, 51 S. 1st Street, Cheyenne Wells, CO 80810, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication	9/17/2025
Last Publication	10/15/2025
Name of Publication	Kiowa County Independent

NOTICE OF RIGHTS

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


- A NOTICE OF INTENT TO CURE FILED PURSUANT TO SECTION 38-38-104 SHALL BE FILED WITH THE PUBLIC TRUSTEE AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED;
- A NOTICE OF INTENT TO REDEEM FILED PURSUANT TO SECTION 38-38-302 SHALL BE FILED WITH THE PUBLIC TRUSTEE NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE;
- IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
- IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coag.gov

Consumer Financial Protection Bureau
PO Box 27170
Washington, DC 20038
(855) 411-2372
www.consumerfinance.gov

DATE: 07/14/2025

Gaila Mitchek, Public Trustee in and for the County of Cheyenne, State of Colorado


By: Gaila Mitchek, Public Trustee



The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

Carly Imbrogno, Esq. #59553

Barrett Frappier & Weisserman LLP 1391 Speer Boulevard, Suite 700, Denver, CO 80204 (303) 350-3711

Attorney File # 10463875

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.