

COMBINED NOTICE OF SALE, RIGHT TO CURE, AND RIGHT TO REDEEM

PUBLIC TRUSTEE FORECLOSURE SALE NO. Insert Pt Sale #

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

On **DATE OF RECORDING of ELECTION AND DEMAND**, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the City and County County of **Name of County** records

Insert Grantor(s) Name(s)	Original Grantor(s)
Insert Name Of Original Beneficiary	Original Beneficiary
Insert Name Of Current Owner Of Evidence Of Debt	Current Owner of Evidence of Debt
Insert Date Of Deed Of Trust	Date of Deed of Trust
Insert County Of Recording	County of Recording
Insert Date Of Recording	Recording Date of Deed of Trust
Insert Recording Information	Recording Information (Reception No. and/or Book No. and Page No.)
Insert Original Principal Balance	Original Principal Amount of Evidence of Debt
Insert Current Principal Balance	Outstanding Principal Amount of Evidence of Debt as of the date hereof

Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:
Insert Statement Of Terms Violated

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

Insert Legal Description

WHICH HAS THE ADDRESS OF: Insert Property Address

NOTICE OF SALE

The current owner 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 **Time Of Sale** a.m. p.m. on **Day Of Week, Date Of Sale, at Exact Location Sale Is To Be Held**, 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.

First Publication	Insert Date Of First Publication
Last Publication	Insert Date Of Last Publication
Name Of Publication	Insert Name Of Publication

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, IS ATTACHED TO ALL MAILED COPIES OF THIS NOTICE. HOWEVER, YOUR RIGHTS MAY BE DETERMINED BY PREVIOUS STATUTES.

- **A NOTICE OF INTENT TO CURE FILED PURSUANT TO C.R.S. 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 C.R.S. 38-38-302 SHALL BE FILED WITH THE PUBLIC TRUSTEE WITHIN EIGHT (8) BUSINESS DAYS FOLLOWING THE SALE.**

DATE: Date Of Notice

Public Trustee in and for the City and County County of Name Of County of State of ,Colorado

By: _____
Deputy Public Trustee

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

Name	Colorado Attorney Registration #
Address	Phone #
	Facsimile #
Attorney File #	E-mail Address