

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 23-02

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

On August 1, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Cheyenne records.

Original Grantor(s)	Stan L. Wells
Original Beneficiary(ies)	WINPRO Debt Opportunity Fund II, LLC
Current Holder of Evidence of Debt	WINPRO Debt Opportunity Fund II, LLC
Date of Deed of Trust	November 16, 2020
County of Recording	Cheyenne
Recording Date of Deed of Trust	November 17, 2020
Recording Information (Reception No. and/or Book/Page No.)	244334
Re-Recording Date of Deed of Trust	December 30, 2021
Re-Recording Information (Reception No. and/or Book/Page No.)	245888
Original Principal Amount	\$234,787.36
Outstanding Principal Balance	\$283,825.21

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

Lots Seven (7), Eight (8), Nine (9), and Ten (10), in Block Thirty-one (31); Lots Four (4), Five (5) and Six (6), in Block Thirty-two (32);

All that portion of East 5th Street South, formerly known as South 6th Street, being that portion of East 5th Street South lying between Block 31 and 32, original Town of Cheyenne Wells Colorado, and between U.S. Highway 40 and South 4th Street East, formerly known as East Arapahoe Avenue more particularly described as follows Beginning at a point, which is the intersection of the South property line of said U.S. Highway 40 and the East property line of said Block 32, then Southerly along the East line of said Block 32 to the Southeast corner of said Block 32, thence easterly along the North line of said South 4th Street East a distance of 80 feet to the Southwest corner of said Block 31 to a point of intersection with the South property line of said U.S. highway 40, thence Southwesterly along said South property line of said U.S. highway 40 to the point of beginning.

All that portion of South 4th Street East formerly Arapahoe Avenue lying adjacent to Lot 6 Block 32; Lot 7, Block 31; Lot 12, Block 46; and Lot 1, Block 45, all in the Town of Cheyenne Wells Colorado, and more particularly described as follows: Commencing at the Southeast corner of Lot 7, Block 31, at the point of intersection with the city limits of the Town of Cheyenne Wells thence Westerly along the South line of said Lot 7 which line is the North boundary line of South 4th Street East to the Southwest corner of Lot 6, Block 32; Thence Southerly to the Northwest corner of Lot 1, Block 45 thence Easterly along the North line of said Lot 1 which line is the Southerly boundary line of South 4th Street East to the Northeast corner of Lot 12 in Block 45; thence Northerly along the city limits of the Town of Cheyenne Wells to the Southeast corner of Lot 7, Block 31, which is the point and place of beginning.

All in the Town of Cheyenne Wells Cheyenne County, Colorado.

Commonly known as 500 U.S. highway 40, Cheyenne Wells, CO 80810, together with all right, title and interest of grantor in the following with respect to the real property, whether now owned or hereafter acquired by grantor as follows:

- (a) All improvements now or hereafter located on such real property and all easements and appurtenances thereto;
- (b) The land lying within any street or roadway adjoining the real property; and vacated or hereafter vacated street or alley adjoining the real property; and any strips and gores adjoining the real property;
- (c) All surface and subsurface mineral rights in on and over the real property;
- (d) All and singular the passages, waters, water rights (whether tributary or non-tributary or not non-tributary), water courses, riparian rights, wells, well permits, water stock, other rights, liberties and privileges thereof or in any way now or hereafter appertaining to the real property, including homestead and any other claim at law or in equity, as well as any after-acquired title, franchise or license, and the reversion and reversions and remainder and remainders thereof.

Also known by street and number as: 500 US HIGHWAY 40, 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, 11/29/2023, 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	10/13/2023
Last Publication	11/10/2023
Name of Publication	Kiowa County Independent

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED

DATE: 08/01/2023

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

