

**COMBINED NOTICE - PUBLICATION**

**CRS §38-38-103 FORECLOSURE SALE NO. 2026-0003**

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

On February 10, 2026, 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 Delta records.

Original Grantor(s): Ronald R. Randall and Kathy D. Randall

Original Beneficiary(ies): Green Tree Financial Servicing Corporation

Current Holder of Evidence of Debt U.S. Bank National Association, as Trustee, for Manufactured Housing Contract

Senior/Subordinate Pass-Through Certificate Trust 1997-7

Date of Deed of Trust: August 18, 1997

County of Recording: Delta

Recording Date of Deed of Trust: August 21, 1997

Recording Information (Reception No. and/or Book/Page No.)

507067 Book: 785 Page: 69

Original Principal Amount: \$51,586.66

Outstanding Principal Balance: \$16,398.07

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 make timely payments as required under the Evidence of Debt and Deed of Trust

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN. Lot 1, Block One of the Revised Plat of Sunset Vista Mobile Home Subdivision. County of Delta, State of Colorado.**

**Purported common address: 5095 Vista Ct, Delta, CO 81416.**

**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 am on Wednesday, 06/10/2026, at Public Trustee's Office, Delta County Courthouse, 501 Palmer Street, Suite 202, Delta, CO 81416-1764, 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: 4/15/2026

Last Publication: 5/13/2026

Name of Publication: High Country Spotlight & Shopper

**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: 02/10/2026

/s/ Lisa J. Tafoya, Public Trustee in and for the County of Delta, State of Colorado

/seal/By: Lisa J. Tafoya, Public Trustee

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

AMANDA FERGUSON #44893

Halliday, Watkins & Mann, P.C. 355 UNION BLVD., SUITE 250, LAKEWOOD, CO 80228 (303) 274-0155

Attorney File # CO26376

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.