

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2025-0047**

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

On December 8, 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 Delta records.

Original Grantor(s): Thomas Dagnan

Original Beneficiary(ies): Wells Fargo Home Mortgage, Inc.

Current Holder of Evidence of Debt: GSMPS Mortgage Loan Trust 2006-RP1, U.S. Bank National Association, as Trustee

Date of Deed of Trust: September 10, 2003

County of Recording: Delta

Recording Date of Deed of Trust: September 16, 2003

Recording Information (Reception No. and/or Book/Page No.): 571427

Original Principal Amount: \$110,300.00

Outstanding Principal Balance: \$71,560.38

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 SOUTH 85 FEET OF LOTS 17 AND 18, BLOCK 1, HOTCHKISS SUBDIVISION TO THE TOWN OF HOTCHKISS, COUNTY OF DELTA, STATE OF COLORADO.

Purported common address: 186 South 3rd St, Hotchkiss, CO 81419.

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, 04/08/2026, 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: 2/11/2026

Last Publication: 3/11/2026

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: 12/08/2025

/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:

ILENE DELL'ACQUA #31755

McCarthy & Holthus, LLP 7700 E ARAPAHOE ROAD SUITE 230, CENTENNIAL, CO 80112 (877) 369-6122

Attorney File # CO-25-1017809-LL

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.

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