

STATE OF COLORADO

COLORADO GEOLOGICAL SURVEY--*serving the people of Colorado*

Department of Natural Resources
1313 Sherman Street, Room 715
Denver, CO 80203
Phone: (303) 866-2611
Fax: (303) 866-2461

February 3, 2012

Kathy Portner, AICP
Neighborhood Services Manager
Public Works and Planning
250 N. 5th Street
Grand Junction, CO 81501
kathyp@gjcity.org

COLORADO



DEPARTMENT OF
NATURAL
RESOURCES

Re: Proposal for Investigation of the Lamplite Park Subdivision

Dear Ms. Portner:

Lamplite Park is a subdivision in the City of Grand Junction. It has a history of landsliding due to development and erosion of the river bluff by the Colorado River. In the 1980s, homes were damaged and public safety risks included sudden foundation collapse or explosion of a ruptured gas line. Due to these concerns, many of the homes along the north side of Santa Clara Avenue were removed. However, several residential structures and public improvements remain in the old landslide area.

Due to concerns about new slope movement, the City of Grand Junction asked the Colorado Geological Survey for assistance. CGS found that landslide movement has reactivated and the remaining homes and public improvements, such as Santa Clara Avenue, may be subject to the same public safety risks. In response, the City asked CGS to submit a proposal to further evaluate the cause of recent slope movement and impacts of that movement on the community.

An investigation by CGS would involve four key tasks:

- Analyze existing aerial photography and data with the goal of determining the rate of movement of the landslide over time; including recent movement;
- Field mapping and modeling to determine where landslide movement is now occurring, has occurred in the past, and is likely to occur over time.
- Determine methods and key areas to monitor for additional landslide movement; and
- Discuss how current and future landslide movement impacts homes and public improvements and summarize findings and recommendations in a report to the city.

The cost of completing the tasks is estimated at \$10, 489.60. Depending on weather and access to the site, CGS can complete the work in 3 to 4 weeks. Please let us know if you have any questions. My email address is karen.berry@state.co.us and my office phone number is 303.866.2611 ext. 8315.

Sincerely,

A handwritten signature in black ink that reads "Karen A. Berry". The signature is written in a cursive, flowing style.

Karen A. Berry
Geological Engineer, PG, AICP, CPESC-SWQ

Preliminary Scope of work for Lamplite Landslide Investigation for City of Grand Junction

Task No. 1, Photogrammetric analyses of landslide

Subtask A			
Acquire available early aerial photography and digital topographic data from city.			
	Hours	Rate	Total
Staff geologist	8	\$79.09	\$632.72
Senior geologist	0	\$119.24	\$0.00
Aerial Photography			\$500.00
Subtask B			
Set up aerial-photo stereo models, analyze landslide photogrammetry, and digitization in a GIS framework			
	Hours	Rate	
GIS technician, data entry	32	\$65.00	\$2,080.00
Staff geologist	8	\$79.09	\$632.72
Senior geologist	0	\$119.24	\$0.00

Task No. 2, Field mapping, locate earlier bore holes, set up or assign new survey monuments.

Note: Task does not include actual surveying or the cost of instrumentation.

Subtask A			
Review of earlier reports and field mapping of landslide including locating new monitoring points			
	Hours	Rate	
Staff geologist	24	\$79.09	\$1,898.16
Senior geologist	8	\$119.24	\$953.92
	Days	Cost per day	
Travel lodging and per diem	3	\$140.00	\$420.00
Subtask B			
Digitizing map data into GIS model			
	Hours	Rate	
GIS technician, data entry	8	\$65.00	\$520.00
Staff geologist	0	\$79.09	\$0.00
Senior geologist	0	\$119.24	\$0.00

Task No. 3, Report and recommendations

Subtask A			
Data synthesis and report writing			
	Hours	Rate	
Staff geologist	24	\$79.09	\$1,898.16
Senior geologist	8	\$119.24	\$953.92
Total			\$10,489.60



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Report to the City of
Grand Junction on the
Lamplite Landslide

April 6, 2012

Introduction

At the request of the city of Grand Junction, the Colorado Geological Survey (CGS) has conducted a re-evaluation of a landslide located on Orchard Mesa along the southern bluff of the Colorado River. In November 2011, the City of Grand Junction contacted the CGS to investigate continued movements of the landslide in the Lamplite Park Subdivision, near the intersection of Lamp Lite Road and Santa Clara Avenue. The Lamplite Park Subdivision was proposed in 1976 -1977 with supporting geological and geotechnical information contained in a Subsurface Soils Investigation conducted by Lincoln-DeVore Testing Laboratories (Job No. 17818, J-5). In the early 1980s, the landslide reactivated and started to move. Hitherto known as the Lamplite Landslide, ground movements started to affect and damage homes. The slide was investigated by the CGS in 1985 with funds provided by the City of Grand Junction. Most of the homes along the bluff edge were subsequently condemned and removed in a HUD buyout program. Only two homes remained along the landslide rim after the buyout program and current landslide movements are affecting them.

The approved scope of work completed by the CGS for this report included the review of earlier reports, new field mapping, and stereo photogrammetric analyses and digital comparisons of early pre-development aerial photography, the original 1985 work, and the new 2012 mapping in a Geographic Information System (GIS) framework. No new subsurface investigations were completed for this report.

Procedure

The CGS was able to obtain 1:20,000-scale black and white stereo aerial photography of the Lamplite Landslide that were taken in 1950 when the Orchard Mesa was still predominantly used for agriculture (**Figure 1**). It is clear the landslide existed at that time. The photos were scanned, georeferenced, and imported into a GIS project where the 1950 headscarp or top visible tension crack was digitized for later comparison to current images. Landslide features from the 1985 report map by the CGS were also scanned, digitized, and imported for comparison.

The CGS has in-house, National Agricultural Inventory Program (NAIP) 1-meter resolution, full-color digital stereo imagery that was flown in 2009. Stereo pairs were generated from the NAIP images of the Lamplite Landslide and taken to the field. The stereo pairs were annotated while in the field with the locations of recent scarps, slumps, pressure ridges, and depressions within the landslide mass (**Figure 2**). These features were digitized in the GIS project and compared to the 1950 and 1985 scarps.

Mapping analyses and site observations

CGS geologists visited the Lamplite Landslide on March 6, 2012 to remap the location of the headscarp and any new features within the landslide mass. They also attempted to find the borings from the 1985 study and the Lincoln-DeVore holes from 1977 with little success. Several locked piezometer casings were observed at the locations of the homes that were removed in 1986. The map comparison of landslide scarps and tension cracks from the original 1985 work and the new 2012 work are shown in figure 2.

The original landslide scarp has been almost completely obscured by fill of questionable quality that was placed over the scarp edge. Demolition concrete was noticed in the fill material. Ground movements are more noticeable in the eastern half of the landslide. Numerous scarps, pressure ridges, grabens, and depressions were mapped over much of the southern and eastern parts of the landslide mass. Many of these features could not be correlated on the 1985 map (Figure 2) though some may be photogrammetric errors in the 1986 map. Also along the eastern part of the landslide, active undercutting of the creeping landslide toe by the river continues to destabilize the river edge, forming fresh scarps and slumps that have offset the lower trail. Furthermore, the Mancos Shale becomes extremely slick when wetted making the lower trail edges precarious when moistened.

Distress was observed at the Williams' property. Scarp movement extends to the northern edge of the home foundation. It is uncertain whether ground movements are occurring under the foundation's edge but the brickwork facade has been affected and the rear deck (built in approximately 2002) had pulled away from the house. Fresh intermediate scarps and pressure ridges were also visible in the backyard of the property. Scarps also extend behind the remaining duplex and have offset and damaged a tiered timber terrace behind it. We could see no visible evidence of foundation movements from afar but did not trespass for a closer look. We saw no indication of deformation to the sidewalk or the roadway that we could attribute to ground movements.

From a small parking area at the intersection of Santa Clara Avenue and Olsen Avenue, an uncontrolled drainageway empties over the main headscarp (**Figure 3**) into the landslide mass below. A fire hydrant is located nearby. Adjacent to this uncontrolled drainageway, were fresh exposures of Mancos Shale bedrock and overlying Colorado River alluvial gravels, as well as an embankment for a more recent dirt road to the east. Conversely, near the western edge of the landslide there is another curbside drainageway that is controlled by an inlet grate, cement channel, and culvert.

Conclusions and Recommendations

In summary, the 2012 investigation by the CGS found direct evidence of more recent landslide movement and distress to the rear of the William's residence. The 1950 photo shows the landslide was pre-existing and the movement is not restricted to the original fill placement, but showing retrogressive failures into native materials beyond the original 1950 scarp (Figure 1). The failure is occurring by

shearing along weak bedding planes in the inclined Mancos Shale. This landslide is on the outside curve of the Colorado River and as the river continues to scour against the landslide toe, we expect this movement to continue, moving southward over time. Orchard Mesa is capped with very permeable Colorado River gravel. Surface irrigation can quickly infiltrate the gravel and perch on the buried Mancos Shale surface, lubricating the bedrock and open fractures within it. This shale is notoriously weak when saturated so the landslide could accelerate, even fail as an earth flow into the river if certain circumstances were to occur, such as very high precipitation events or a break in the city water main that runs along the sidewalk above the landslide headscarp. The uncontrolled drainageway on the east side is likely a contributing factor to the increased ground movement on the eastern side of the landslide. This drainage follows a swale along the eastern scarp of the landslide to the river. By comparison, the extent of ground movements on the western side with the storm drain appears lessened.

It is clear from our investigation that insufficient attention was made of the existing landslide when this subdivision was originally planned. From a global stability perspective, one of the worst actions that can be done at a landslide is to add weight by the additional of fill to the top. It adds to the driving forces that cause ground movement. That action, where bedrock strata dips towards the river, in conjunction with active scour of the river bluff below, will ensure that landslide movements will continue for the foreseeable future.

Landslide movements will continue to damage the remaining residential properties. Safety concerns for the homes include structural instability and broken water, electrical (if below ground) and sewer lines. If gas lines are ruptured, nearby residents may also be at risk. Over time, the landslide will likely impact city infrastructure and Santa Clara Avenue.

The City may want to consider the following:

- A broken water main at this location could accelerate landslide movements to dangerous rates. To protect against the long-term threat to the water main, the fire hydrant, the adjacent structures, and the roadway; the city should consider monitoring ground movements. The easiest would be to set survey pins on the sidewalk pavements and the steel piezometer casings. The City may also want to consider the installation of low-pressure cutoff valves for the water main if they are available.
- Construct culvert and storm drain improvements on the east side so storms flows don't flow onto the landslide mass in an uncontrolled manner.
- The 6x6-inch timbers currently used for fence posts on the eastern part of the landslide could be used as survey monuments by attaching reflectors to them.
- The slopes along the lower trail are very steep and can be treacherous when wet. Small children should be accompanied by a parent or guardian when near the river's edge.

- The southern bluff edge of the Colorado River where underlain by the Mancos Shale in Grand Junction should always be considered potentially unstable.

If the City has any questions with the content of this report, please contact the CGS at (303) 866-2611 or e-mail: Karen.Berry@state.co.us. We are available for additional consultations if it is requested by the city.

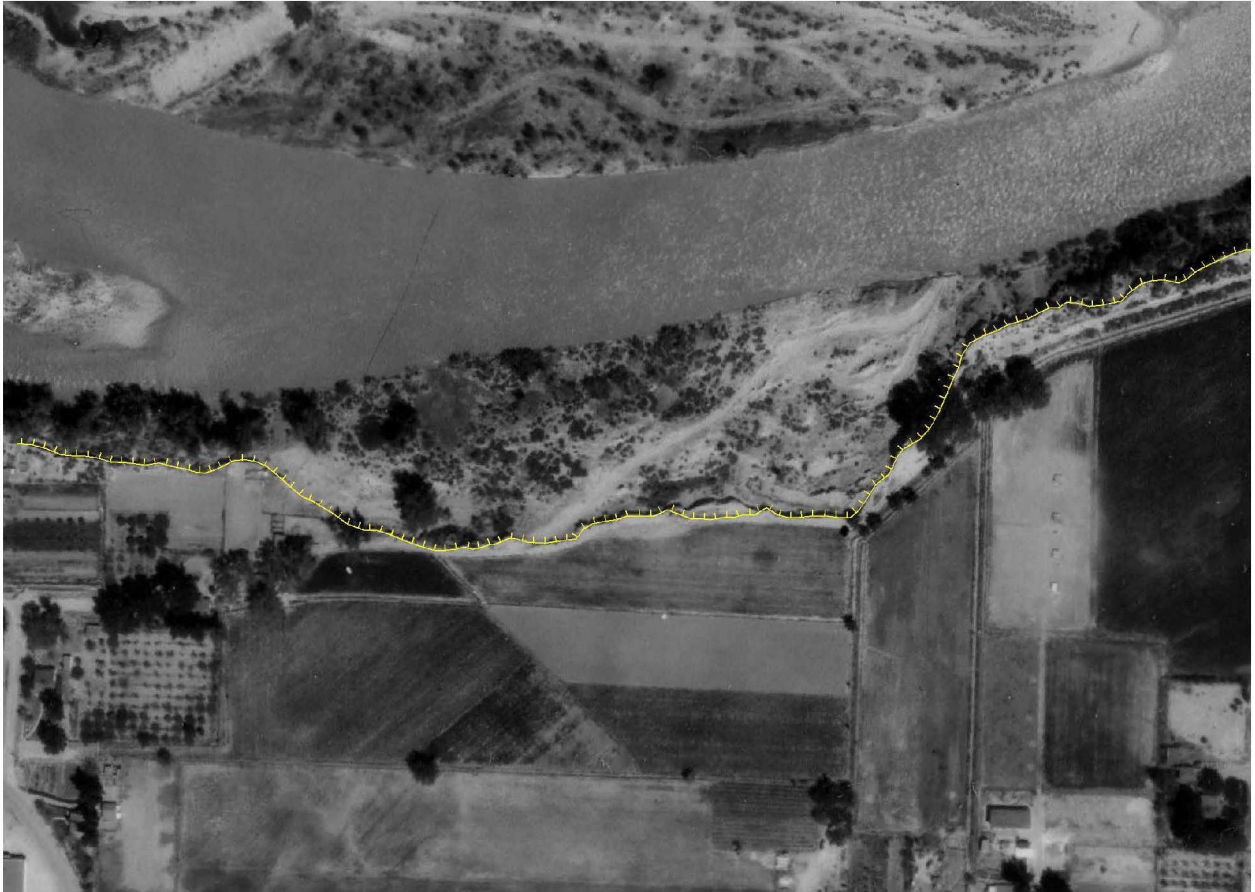


Figure 1. Landslide and headscarp (yellow) in 1950 prior to development.



Figure 2. The Lamplite Landslide and surrounding neighborhood in a 2009 NAIP image. The yellow hachured line is the location of the 1950 headscarp and blue hachured lines are from the 1985 CGS study. The red hachured lines are scarps, pressure ridges, slumps, and depressions mapped in March of 2012.



Figure 3. Aerial photograph of the Lamplite Landslide with locations described in this text.

MEMORANDUM

TO: Tim Moore
FROM: Kathy Portner
DATE: April 25, 2012
RE: Lamplite Landslide

The Colorado Geological Survey (CGS) has completed re-evaluation of the Lamplite Landslide, located on Orchard Mesa along the southern bluff of the Colorado River. The landslide, which was the subject of study and removal of houses in 1985, has reactivated. The recent study indicates that the landslide movement will continue to damage the remaining residential properties. Safety concerns for the homes include structural instability and broken water, electrical and sewer lines. If gas lines are ruptured, nearby residents may also be at risk. Over time, the landslide will likely impact city infrastructure and Santa Clara Avenue.

CGS recommendations include the following:

- A broken water main at this location could accelerate landslide movements to dangerous rates. To protect against the long-term threat to the water main, the fire hydrant, the adjacent structures, and the roadway, the city should consider monitoring ground movements and installing low-pressure cutoff valves for the water main.

City crews could set survey points to monitor movement. The water line could be relocated along the south side of Santa Clara, in conjunction with a French drain to capture runoff, for an estimated cost of \$90,000 (contracted work).

- Construct culvert and storm drain improvements on the east side to prevent uncontrolled stormwater runoff onto the landslide mass.

Storm drain improvements, including piping, at the east end of the landslide would cost approximately \$20,000 (contracted work).

- Safety concerns for the natural gas and electrical service.

Xcel Energy has indicated that the electrical service and gas line on the north side of Santa Clara could be abandoned if the two remaining structures are removed. If the structures remain, catastrophic flow valves to the homes could be installed.

Chief Building Official, Mike Mossburg, has reviewed the *International Property Maintenance Code 2012* for guidance on dealing with the remaining structures. There are several sections of the Code that could allow for the condemnation of the properties, now or in the future, including:

- Section 108.1. General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such a structure shall be condemned pursuant to the provisions of this code.
- Section 108.1.5. Dangerous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous:

- #5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion or the ground necessary for the support, or for any reason is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
- #10. Any building or structure, because of a lack of sufficient or proper fire resistance rated construction, fire protection systems, electrical systems, fuel systems, mechanical system, plumbing system, is determined by the code official to be a threat to life or health.

SPECIAL WARRANTY DEED

THIS DEED, made this 27 day of June, 2013

Doc See: 11.65

between Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, grantor, and

Margaret Howland, in severalty, whose legal address is: 1178 SANTA CLARA AVENUE, GRAND JUNCTION, CO 81503, Grantee:

WITNESSETH, That the grantor, for and in consideration of the sum of 116,500.00/ One Hundred Sixteen Thousand Five Hundred and 00/100 and other good and valuable consideration.

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto the grantee his successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of MESA, State of Colorado, described as follows:

LOT 44 OF LAMP LITE PARK, FILING NO. ONE AMENDED, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: 1178 SANTA CLARA AVENUE, GRAND JUNCTION, CO 81503

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee, its successors and assigns forever. The grantor, for itself, its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor.

IN WITNESS WHEREOF, The grantor has caused its name to be hereunto subscribed by its attorney in fact the day and year first above written.

Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America

By [Signature]
Attorney for Medved Dale Decker & Deere, LLC, its attorney in fact

STATE OF COLORADO }
County of Jefferson } ss.

The foregoing instrument was acknowledged before me this 27 day of June, 2013, by Toni Kelle, attorney for Medved Dale Decker & Deere, LLC, attorney in fact for Fannie Mae A/K/A Federal National Mortgage Association.

My commission expires

Witness my hand and official seal.

AGGIE GOEPFERT
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires November 15, 2014

[Signature]
Notary Public

REO # D1305NX / 1709370281
2012112346

SPECIAL WARRANTY DEED

THIS DEED, made this 8th day of April, 2013, between BANK OF AMERICA, N.A., a National Association, and

FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose address is 13455 Noel Rd., #600, Dallas, Texas 75240, Grantee:

WITNESSETH, That the grantor, for and in consideration of the sum of \$10.00 TEN AND NO/100-----DOLLARS and other good and valuable consideration.

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto the grantee his successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa, State of Colorado, described as follows:

LOT 44 OF LAMP LITE PARK, FILING NO. ONE AMENDED, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: 1178 SANTA CLARA AVENUE GRAND JUNCTION, CO 81503

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee, its successors and assigns forever. The grantor, for itself, its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor.

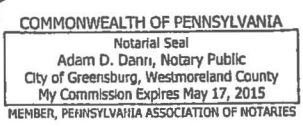
IN WITNESS WHEREOF, The grantor has caused its name to be hereunto subscribed by its Assistant Vice President, and attested by its Assistant Vice President, the day and year first above written.

BANK OF AMERICA, N.A. Attest: Jovan Sharee Cephas, Assistant Vice President, STATE OF Pennsylvania, County of Allegheny

By: Jaclyn Christina Szymanski, Assistant Vice President

The foregoing instrument was acknowledged before me this 8th day of April, 2013, by Jaclyn Christina Szymanski as Assistant Vice President and by Jovan Sharee Cephas as Assistant Vice President of BANK OF AMERICA, N.A.

My commission expires 5-17-2015 Witness my hand and official seal.



Signature of Adam D. Danri, Notary Public

12-910-23280 RETURN TO: Michael P. Medved, P.C., 355 Union Blvd., #302, Lakewood, CO 80228

PUBLIC TRUSTEE'S CONFIRMATION DEED
(C.R.S. 38-38-502)
Public Trustee's Foreclosure #2012-1168

This Deed is made 4/9/2013, between the Public Trustee, of Mesa County, State of Colorado, and **BANK OF AMERICA, N.A.**, Grantee, the holder of the Certificate of Purchase, whose legal address is 475 CROSSPOINT PARKWAY, GETZVILLE, NY 14068.

WHEREAS, **BENJAMIN E. WILLIAMS**, did by Deed of Trust dated 3/6/2009, and recorded in the office of the Clerk and Recorder of the County of Mesa, Colorado, on 3/16/2009, at Reception No. 2480254, Book 4813, Page 691, convey to the Public Trustee, in Trust, the property hereinafter described to secure the payment of the indebtedness provided in said Deed of Trust, and **WHEREAS**, a violation was made in certain of the terms and covenants of said Deed of Trust as shown by the Notice of Election and Demand for Sale filed with the Public Trustee; the said property was advertised for public sale at the place and in the manner provided by law and by said Deed of Trust; Combined Notice of Sale and Right to Cure and Redeem was given as required by law; said property was sold according to said Combined Notice; and a Certificate of Purchase thereof was made and recorded in the office of the Mesa County Clerk and Recorder, and

WHEREAS, all periods of redemption have expired.

NOW, THEREFORE, the Public Trustee, pursuant to the power and authority vested by law and by the said Deed of Trust, confirms the foreclosure sale and sells and conveys to Grantee the following described property located in the County of Mesa, State of Colorado, to-wit:

LOT 44 OF LAMP LITE PARK, FILING NO. ONE AMENDED, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as:

**1178 SANTA CLARA AVENUE
GRAND JUNCTION, CO 81503**

TO HAVE AND TO HOLD the same, with all appurtenances, forever.

Executed 4/9/2013.

Public Trustee, Mesa County
State of Colorado

By: *Sharon Ener*
Sharon Ener
Chief Deputy Public Trustee



Consideration: \$142,061.72

Medved

*PT
10 + 1*

5 PAGE DOCUMENT

**PUBLIC TRUSTEE'S CERTIFICATE OF PURCHASE
PT# 2012-1168**

I, the undersigned Public Trustee, certify that pursuant to the power and authority vested in me by law and by the Deed of Trust described as follows:

Original Grantor	BENJAMIN E. WILLIAMS
Original Beneficiary	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR LENDER, CMG MORTGAGE, INC.
Current Beneficiary	BANK OF AMERICA, N.A.
Date of Deed of Trust	3/6/2009
Recording Date of Deed of Trust	3/16/2009
Recorded in Mesa County	Reception No. 2480254 Book 4813 Page 691
Original Principal Amount	\$141,600.00
Outstanding Balance	\$134,322.64

AND, upon notice of election and demand being filed with me and recorded in Mesa County on:

11/30/2012, at Reception No. 2635181

Pursuant to §38-38-103, I first mailed a Combined Notice of Sale, Right to Cure, and Right to Redeem to the original grantor(s) of said Deed of Trust and to any persons required to be notified by C.R.S. §38-38-103, §38-38-104, §38-38-302, §38-38-303, and §38-38-305. I further published the Combined Notice of Sale, Right to Cure, and Right to Redeem in **The Fruita Times/Palsade Tribune**, a newspaper of general circulation in said Mesa County, as prescribed by law.

AND, on March 27, 2013, at 10:00 a.m., I exposed to public sale the property situated in Mesa County, State of Colorado, described as follows:

LOT 44 OF LAMP LITE PARK, FILING NO. ONE AMENDED, COUNTY OF MESA, STATE OF COLORADO.

**Also known by street and number as: 1178 SANTA CLARA AVENUE
GRAND JUNCTION, CO 81503**

At said sale, **BANK OF AMERICA, N.A.**, Purchaser, whose legal address is, **475 CROSSPOINT PARKWAY, GETZVILLE, NY 14068**, bid the sum **\$142,061.72** for said property. Being the highest and best bid received therefor, the said property was struck off and sold to the said Purchaser. Unless a redemption is made, the said Purchaser or assignee of the Certificate of Purchase shall be entitled to a confirmation deed for said property at the end of all redemption periods allowed by law to all subsequent lienors, and other persons entitled to redeem.

The following documents are attached to and made a part of this Certificate of Purchase:

1. Copy of the executed Order Authorizing Sale
1. Mailing List(s) submitted to the public trustee for this foreclosure.

Executed on March 27, 2013.

Public Trustee, Mesa County
State of Colorado

By: *Sharon Ener*
Sharon Ener
Chief Deputy Public Trustee



When Recorded Return to:

Mesa County Public Trustee
544 Rood Avenue, Floor 3A
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