

NOTICE OF UNCLAIMED OVERBID FUNDS
CRS 38-38-111(2.5b)(3a,b,d)(5)
PUBLIC TRUSTEE SALE NO. 2025-0067

To: Obligor/Grantor(s) on the evidence of debt and/or Deed of Trust or other person entitled. You are advised that there are overbid funds due you. This Notice is given with regard to the following described Deed of Trust:

Name of Obligor/Grantor(s) on the evidence of debt and/or Deed of Trust	DERRICK RAMOS
Address of Obligor/Grantor(s) on the evidence of debt and/or Deed of Trust	3153 1/2 GOLDENEYE AVE, GRAND JUNCTION, CO 81504
Recording Date of Deed of Trust	May 09, 2013
Recording Information	2654234 Book: 5471 Page: 494
Legal Description of Property	LOT 4, BLOCK 4, GROVE CREEK SUBDIVISION, PHASE 4 COUNTY OF MESA, STATE OF COLORADO
Street Address of Property	3153 1/2 GOLDENEYE AVE, GRAND JUNCTION, CO 81504

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I sold at public auction, at 10:00 A.M. on 4/29/26 via remote, web-based auction service, to the highest and best bidder for cash, the real property described above. An overbid was realized from the sale and the funds must be claimed by the Obligor/Grantor(s) on the evidence of debt and/or Deed of Trust or other persons entitled thereto within six months from the date of sale. THE STATE OF COLORADO REQUIRES US TO NOTIFY YOU THAT YOUR PROPERTY MAY BE TRANSFERRED TO THE CUSTODY OF THE STATE TREASURER IF YOU DO NOT CONTACT US BEFORE 10/29/2026 as part of the "Revised Uniform Unclaimed Property Act", pursuant to Colorado law.

Date: 8/18/26

Arna Hoffman, Public Trustee in and for the County of Mesa, State of Colorado



By: Monica Hattstaedt, Deputy Public Trustee

