

**NOTICE OF SHERIFF SALE
THE SHERIFF OF DENVER COUNTY, STATE OF
COLORADO**

The Notice is given with regard to the Decree of Foreclosure described as follows:
Original Grantor: Scott H. Woehrle
Original Beneficiary: Eric A. Zietlow
Current owner of the evidence of debt secured by the Decree of Foreclosure: Eric A. Zietlow
Date of Decree of Foreclosure: September 28, 2020
County of Recording: Denver County, Colorado
Date of Recording of Lis Pendens: April, 8, 2020
Recording Information: 2020048836
Original Balance of Indebtedness: \$40,857.70
Outstanding Balance of Indebtedness: \$40,857.70
This is to advise you that Foreclosure Proceedings No.210033004 is to be conducted by the Denver County Sheriff, in Denver County, State of Colorado, on the 11th day of November, 2021 at the front steps of the Denver City and County Building located at 1437 Bannock Street, Denver, CO, 80202 phone number (720) 865-9556. will be sold to the highest bidder. The foreclosure concerns the Decree of Foreclosure entered by the Denver County District Court in Case No. 2020CV31220 and results from non-payments of amounts owing as explained in the Decree. This foreclosure is over all of the property encumbered by the Decree.
The name, address and telephone number of the attorneys representing the owner of the debt being foreclosed is **RVM Law, LLC, 695 S. Colorado Blvd.,**

Suite 480, Denver, Colorado 80249, and Phone (303) 861-4719.

The real property to be foreclosed is located in the City of Denver, Denver County, Colorado and is described as follows:

Legal Description:

THE NORTH 33 1/3 FEET OF THE SOUTH 150 FEET OF THE EAST 125 FEET OF BLOCK 9, GALLUP'S SOUTH BROADWAY SUBDIVISION, EXCEPT THAT PART CONVEYED TO THE CITY OF DENVER FOR ALLEY PURPOSES BY DEED RECORDED IN BOOK 1280 AT PAGE 59, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Street Address:

327 S. Sherman Street, Denver, Colorado 80209

A Notice of Intent to Cure Filed pursuant to section 38-38-104 shall be filed with the officer at least fifteen (15) calendar days prior to the first scheduled sale date or any date to which the sale is continued. A notice of intent to redeem filed pursuant to C.R.S. § 38-38-302 shall be filed with the officer no later than eight (8) business days after the sale.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the sale. **BIDDERS ARE REQUIRED TO HAVE CERTIFIED FUNDS PAYABLE TO THE REGISTRY OF THE DENVER DISTRICT COURT. JUDGEMENT IS IN THE AMOUNT OF \$50,630.06.**

THE LIEN BEING FORECLOSURE MAY NOT BE A FIRST LIEN

YOU MAY HAVE ANY INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR MAY HAVE CERTAIN RIGHTS OR LIABILITIES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO CURE ANY DEFAULT UNDER THE INSTRUMENT BEING FORECLOSED, OR THE RIGHT TO REDEEM THE REAL PROPERTY FROM THE SALE. COPIES OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS ARE ATTACHED HERETO.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE

DATED this 12TH day of August 2021:
Elias Diggins Sheriff Denver County, Colorado
By: Deputy Sheriff Sergeant Eric Miller
First Publication: September 10, 2021
Last Publication: October 8, 2021
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale
No.2021-000034 To Whom It May Concern: On 6/30/2021 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ELISA M. VALDEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CLARION

MORTGAGE CAPITAL, INC., A COLORADO CORPORATION Current Holder of Evidence of Debt: WEST COAST SERVICING, INC. Date of Deed of Trust (DOT): 8/15/2006 Recorded Date of DOT: 8/25/2006 Reception No.of DOT: 2006137817 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$26,880.00 Outstanding Principal Amount as of the date hereof: \$20,867.39 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE UNDERSIGNED, AS THE ATTORNEY FOR THE HOLDER OF THE DEBT, SECURED BY THE DEED OF TRUST AND BASED ON A DEFAULT IN PAYMENT REQUIRED BY THE DEED OF TRUST, ELECTS TO ADVERTISE THE PROPERTY FOR SALE FOR THE PURPOSE OF PAYING THE DEBT, AND THE EXPENSES OF MAKING SUCH SALE, ALL AS PROVIDED BY LAW AND THE TERMS OF THE DEED OF TRUST THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 39 AND 40, BLOCK 79, P.T. BARNUMS SUBDIVISION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 295 OSCEOLA ST., DENVER, CO 80219. NOTICE OF SALE The current owner 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 10:00 AM in the forenoon of October 28, 2021, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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

execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept.

101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

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. First Publication: 9/03/2021 Last Publication: 10/01/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/10/2021 Paul Lopez DENVER COUNTY Public Trustee The

name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is:
Attorney Company: FRASCONA, JOINER, GOODMAN & GREENSTEIN, P.C. Denver Registration #: 11649
KAREN J. RADAKOVICH, 4750 TABLE MESA DRIVE, BOULDER, CO 80305 Attorney File #: 7174-1220

**NOTICE OF SALE BY
INTERCEPTOR TOWING & RECOVERY LLC
P.O. Box 764, Westminster CO80030. Phone: 720-291-3878**

The following individuals are hereby notified that their vehicles will be sold at **INTERCEPTOR TOWING & RECOVERY L.L.C.**, P.O. BOX 764, Westminster, CO 80030:

| YEAR/MAKE/MODEL | VIN # |
|---|--------------|
| 2006 Subaru Forester- 4Dr Wagon Sport Utility- Red- | 739901 |

Date of Publication: October 1, 2021

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000035 To Whom It May Concern: On 7/12/2021 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JAY M BIANCHI and PHILIP A. BIANCHI Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS

NOMINEE FOR SIERRA FUNDING CORP., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-S7 Date of Deed of Trust (DOT): 7/28/2005 Recorded Date of DOT: 7/29/2005 Reception No.of DOT: 2005126379 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$77,000.00 Outstanding Principal Amount as of the date hereof: \$46,200.23 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: VIOLATIONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 30 TO 32, INCLUSIVE, BLOCK 120, SCHAFFENBURG'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2557 STOUT STREET, DENVER, CO 80205

NOTICE OF SALE The current owner 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 10:00 AM in the forenoon of November 10, 2021, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

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. First Publication: 9/17/2021

Last Publication: 10/15/2021 Publisher:

INTERMOUNTAIN JEWISH NEWS Dated:8/24/2021 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s)

representing the legal holder of the indebtedness is:
Attorney Company: JANEWAY LAW FIRM, P.C. Denver
Registration #: 15592 LYNN M JANEWAY, 9800 SOUTH
MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD,
CO 80112

Attorney File #: 20-024720DISTRICT COURT, ADAMS
COUNTY, COLORADO

Court Address: 1100 Judicial Center Dr., Brighton, CO
80601

Plaintiff: SAGE VALLEY HOMEOWNERS
ASSOCIATION, INC., a Colorado non-profit corporation,
Defendants: CHRISTYNA DOSUMU; GATEWAY
MORTGAGE GROUP, LLC; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.; LISA CULPEPPER
AS PUBLIC TRUSTEE AND TREASURER FOR ADAMS
COUNTY; UNKNOWN TENANT(S) IN POSSESSION.

Case Number: 2021CV030853

SUMMONS BY PUBLICATION

THE PEOPLE OF THE STATE OF COLORADO
**TO THE ABOVE-NAMED DEFENDANT: CHRISTYNA
DOSUMU**

You are hereby summoned and required to appear and
defend against the claims of the complaint filed with the
court in this action, by filing with the clerk of this court an
answer or other response. You are required to file your
answer within 35 days after the service of this Summons
upon you. Service of the summons shall be complete on
the day of the last publication. A copy of the complaint
may be obtained from the clerk of the court.

If you fail to file your answer or other response to the
complaint in writing within 35 days after the date of the
last publication, judgment by default may be rendered
against you by the court for the relief demanded in the
complaint without further notice.

This is an action for judicial foreclosure of an assessment
lien in and to the real property situated in Adams County,
Colorado, more particularly described on Exhibit A,
attached hereto and by this reference made a part
hereof.

Dated: August 25, 2021

Attorneys for Plaintiff:

WINZENBURG, LEFF, PURVIS & PAYNE, LLP

Wendy E. Weigler, #28419

Address: 8020 Shaffer Parkway, Suite 300

Littleton, CO 80127

Phone Number: (303) 863-1870

**This Summons is issued pursuant to Rule 4(h),
Colorado Rules of Civil Procedure**

Exhibit A

Unit 9D, Building 9, Sage Valley, according to the
Condominium Map thereof, recorded April 26, 2007,
under Reception No. 2007000041412 and according to
Amendment Condominium Plat of Sage Valley recorded
June 19, 2007 at Reception No. 2007000059384, and as
defined and described in the Amended and Restated
Declaration of Covenants, Conditions and Restrictions for
Sage Valley Homeowners Association, Inc., recorded
September 16, 2004, under Reception No.

20040916000908720, County of Adams, State of Colorado.

Also known as: 3155 E. 104th Avenue, #9D, Thornton, CO 80233.

First Publication: September 24, 2021

Last Publication: October 22, 2021

Published: Intermountain Jewish News

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO

Civil Action No. 20CV34187, Div. 409

Plaintiff,

SPRINGFIELD AT INDIAN CREEK ASSOCIATION
v.

Defendants,

JOHN W. BUCKINGHAM, et al.

On June 28, 2021, the Denver County District Court issued its Decree of Foreclosure.

Original Grantor(s) John W. Buckingham

Original Beneficiary Springfield at Indian Creek Association

Current Holder of Evidence of Debt Springfield at Indian Creek Association

Date of Lien November 9, 2020

County of Recording Denver

Recording Date of Lien November 16, 2020

Recording Reception Number 2020191258

Original Amount \$12,021.00

Outstanding Amount \$19,461.85

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the provisions of the Condominium Declaration for Redstone Condominiums ("Declaration") have been violated as follows: Failure to pay common expense assessments as that term is defined in 38-33.3-316 C.R.S., together with all other payments provided for in the Declaration or by Colorado Statute secured by the Assessment Lien.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN. THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN:

NOTICE OF SALE

The current holder of the Lien, described herein, has filed the Court's Decree in Foreclosure as provided by law.

THEREFORE, Notice Is Hereby Given that I will, at public auction, at 10:00 A.M. on November 4TH, 2021, at the front steps of the City and County Building located at 1437 Bannock St. Denver CO 80202, sell to the highest bidder, 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 Assessment Lien, plus attorney 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.

****BIDDERS ARE REQUIRED TO BRING CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID PAYABLE TO DENVER DISTRICT**

COURT REGISTRY. JUDGEMENT IS IN THE AMOUNT OF \$19,461.85

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT OF THE LIEN BEING FORECLOSED. A COPY OF SAID STATUTES, AS SUCH STATUTES ARE PRESENTLY CONSTITUTED, WHICH MAY AFFECT YOUR RIGHTS, IS ATTACHED TO ALL MAILED COPIES OF THIS NOTICE. HOWEVER, YOUR RIGHTS MAY BE DETERMINED BY PREVIOUS STATUTES.

The date of sale determined pursuant to section 38-38-108.

The place of sale determined pursuant to section 38-38-110:

The lien being foreclosed may not be a first lien.

DATE: August 10, 2021

Elias Diggins, Sheriff

Denver County, Colorado

By: Eric Miller

Deputy Sheriff Sergeant

The name, bar registration number, address, and telephone number of the attorney is: Richard W. Johnston, Reg. No. 19823, Tobey & Johnston, P.C., 56

Inverness Drive East, Suite 103, Englewood, CO 80112, telephone number (303) 799-8600.

First Publication: September 10, 2021

Last Publication: October 8, 2021

Published: Intermountain Jewish News

DISTRICT COURT, COUNTY OF DENVER, STATE OF COLORADO

CASE NO. 2021CV031610 DIV. 280

Plaintiff: MASTER HOMEOWNERS ASSOCIATION FOR GREEN VALLEY RANCH, a Colorado non-profit corporation

vs.

Defendants: HENRY PEREZ; and THE OFFICE OF THE PUBLIC TRUSTEE FOR DENVER COUNTY

NOTICE OF SHERIFF'S SALE

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to the Denver County District Court's Order for Default Judgment and Decree of Foreclosure dated July 9, 2021, and C.R.S. §38-38-101 et seq., by Master Homeowners Association for Green Valley Ranch ("Association"), the current holder of a statutory lien. The judicial foreclosure is based on a default under the Master Declaration for Green Valley Ranch, recorded with the Denver County Clerk and Recorder on October 30, 1984, at Reception No. 036850, as amended ("Declaration"). The Declaration, as recorded, establishes a lien for the benefit of Master Homeowners Association for Green Valley Ranch, **WHICH LIEN BEING**

FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS legally

described as follows:

LOT 15, BLOCK 2, GREEN VALLEY RANCH FILING NO. 25 CITY AND COUNTY OF DENVER, STATE OF COLORADO. Also known as 4748 Ireland Court, Denver, CO 80249 ("Property")

The Property being foreclosed is all of the property encumbered by the Association's lien. You are advised that the parties liable thereon, the owner of the Property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes. In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. A notice of intent to redeem filed pursuant to section 38-38-302 shall be filed with the officer no later than eight business days after the sale. A notice of intent to cure filed pursuant to section 38-38-104 shall be filed with the officer at least fifteen calendar days prior to the first scheduled sale date or any date to which the sale is continued.

The Sheriff's sale has been scheduled to occur at 10:00 A.M., on the 4th day of November, 2021, on the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, Colorado 80202; telephone number 720-865-9556. At the sale, the Sheriff will sell the above described real property and improvements thereon to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet

enjoyment in or to said real property in connection with this sale.

BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID PAYABLE TO THE DENVER DISTRICT COURT REGISTRY. JUDGEMENT IS IN THE AMOUNT OF \$8,977.95.

The name, address, and telephone number of the attorney representing the Plaintiff is: Lisa Cancanon, #42043, Vial Fotheringham LLP, 12600 W. Colfax Ave. Ste. C200, Lakewood, CO 80215; telephone: 720-943-8811.

DATED at Denver County, Colorado, this 12th day of August 2021.

Elias Diggins

Sheriff of Denver County, Colorado

By: Deputy Sheriff Sergeant Eric Miller

First Publication: September 10th, 2021

Last Publication: October 8th, 2021

Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **TOWING DONE RIGHT, LLC**, PUC: T-04884, Address: 5056 E. 48th Avenue, Denver, CO 80216, Phone: 800-TOW-4805.

Year/Make/Model Vin #

1993 Red Mitsubishi Eclipse- 100810

1999 Brown Chevy Venture- 235429

1977 Brown Buick Skylark-103943

2005 Gold Chrysler Pacifica- 285165
Date of Publication: October 1, 2021
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY,
STATE OF COLORADO
CIVIL ACTION NO. 2020CV33442

NOTICE OF SHERIFF'S SALE

Cornerstone Homeowners Association, Inc.,
Plaintiff,

v.

Hollis M. Bailey Sr.; Gale Bailey; Freedom Mortgage
Corporation; Mortgage Electronic Registration Systems,
Inc. as nominee for LoanDepot.com, LLC, its successors,
and assigns; and Paul D. Lopez, as Denver County
Public Trustee,
Defendants

Lot 66, Block 1, Cornerstone Filing No. 1, City and
County of Denver, State of Colorado. Also known as:
14400 Albrook Dr., #66, Denver, CO 80239

TO THE ABOVE-NAMED DEFENDANTS or JUDGMENT
DEBTORS, please take notice:

You and each of you are hereby notified that a Sheriff's
Sale of the referenced property is to be conducted by the
Sheriff's Department of the County of Denver, State of
Colorado at 10:00 a.m., on the 4th day of November,
2021 on the front steps of the Denver City and County
Building located at 1437 Bannock Street, Denver, CO,
80202, phone number (720) 865-9556, at which sale, the
above described real property and improvements thereon

will be sold to the highest bidder. Plaintiff makes no
warranty relating to title, possession, or quiet enjoyment
in and to said real property in connection with this sale.

For the purposes of paying off, curing the default, or
redemption as provided by statute, intent must be
directed to or conducted at the DENVER SHERIFF
DEPARTMENT CIVIL UNIT, 201 W. Colfax St., Denver,
CO, 80202, County of Denver, State of Colorado.

**PLEASE NOTE THAT THE LIEN BEING FORECLOSED
MAY NOT BE A FIRST LIEN ON THE SUBJECT
PROPERTY.**

**BIDDERS ARE REQUIRED TO HAVE CERTIFIED
FUNDS PAYABLE TO THE REGISTRY OF THE
DENVER DISTRICT COURT.**

Judgment is in the amount of \$13,365.25.

**Attorney for Cornerstone Homeowners Association,
Inc.**

WesternLaw Group LLC

Angela Hopkins, #48868

9351 Grant Street #120

Thornton, CO 80229

angela@westernlawgroup.com

**NOTICE OF RIGHT TO CURE AND RIGHT TO
REDEEM**

Re: Sheriff Sale of Real Property under Decree of
Foreclosure, pursuant to Court Order and C.R.S. 38-38-
101 et seq.

This is to advise you that a Sheriff sale proceeding has
been commenced through the office of the undersigned
Sheriff pursuant to Court Order dated April 12, 2021, and

C.R.S. 38-38-101 et seq. by the Cornerstone Homeowners Association, Inc., a Colorado nonprofit corporation, the holder and current owner of a lien recorded on August 12, 2019, at Reception No. 2019107071 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The foreclosure is based on a default under the Declaration of Covenants, Conditions and Restrictions of Cornerstone Townhomes, recorded on September 23, 2002, at Reception No. 2002169320 of the Denver County Clerk and Recorders office, and all supplements thereto (hereinafter referred to as the "Declaration"). The Declaration and notices, as recorded, establish a lien for the benefit of the Cornerstone Homeowners Association, Inc. **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS**, legally described as follows, to wit:

Lot 66, Block 1, Cornerstone Filing No. 1, City and County of Denver, State of Colorado. Also known as: 14400 Albrook Dr., #66, Denver, CO 80239

You may have an interest in the real property being affected or have certain rights or suffer certain liabilities or loss of your interest in the subject property as a result of said foreclosure. You may have the right to redeem the real property or you may have the right to cure a default under the instrument being foreclosed. **A notice of intent to cure filed pursuant to section 38-38-104 shall be filed with the officer at least fifteen calendar days prior to the first scheduled sale date or any date to which the sale is continued A notice of intent to**

redeem filed pursuant to section 38-38-302 shall be filed with the officer no later than eight business days after the sale. In this regard, you may desire and are advised to consult with your own private attorney. For the purpose of paying off, curing the default, or redemption as provided by the aforementioned laws, intent must be directed to or conducted at the Denver Sheriff Department Civil Unit located at 201 W. Colfax, Denver, CO, 80202, County of Denver, State of Colorado.

You are advised that, the parties liable thereon Hollis M. Bailey Sr.; Gale Bailey; Freedom Mortgage Corporation; Mortgage Electronic Registration Systems, Inc. as nominee for LoanDepot.com, LLC, its successors, and assigns; and Paul D. Lopez, as Denver County Public Trustee, the owners of the property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto.

In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights; therefore, you should read and review all the applicable statutes and laws in order to determine the requisite procedures and provisions which control your rights in the subject property.

All telephone inquiries for information should be directed to the office of the undersigned Sheriff at (720) 865-9556. The name, address and telephone number of the attorney representing the legal owner of the above described lien is Angela Hopkins, *WesternLaw Group LLC, 9351 Grant Street #120, Thornton, CO 80229, 720-542-8724.*

The Sheriff's sale has been scheduled to occur at 10:00 a.m. on November 4, 2021 on the front steps of the Denver City and County Building located at 1437 Bannock Street, Denver, CO, 80202.

Colorado Statutes attached: §38-37-108, 38-38-103, 38-38-104, 38-38-301, 38-38-302, 38-38-304, 38-38-305 and 38-38-306.

DATED: August 10, 2021.

Elias Diggins

Denver County Sheriff

By: Eric Miller

Deputy Sheriff Sergeant

First Publication: September 10, 2021

Last Publication: October 8, 2021

Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at **J.C. Auto Towing LLC**, 5380 Monroe St, Denver CO 80216, 720-351-7292.

| YEAR | MAKE/MODEL | VIN |
|------|------------------------------|--------|
| 2016 | Jeep Grand Cherokee 4 dr Blk | 454254 |
| 2014 | F-150 4 dr Red | E71026 |

2001 Land Rover Discovery 4 dr White 291902

2000 GMC Yukon 4 dr 107654

2010 Ford Escape 4 dr Green C85055

Date of Publication: October 1, 2021

Published: Intermountain Jewish News

NOTICE OF SALE BY ELITE TOWING & RECOVERY

4800 Washington St.

Denver, CO80216

720-295-6062

The following individuals are hereby notified that their vehicle will be sold at **ELITE TOWING & RECOVERY**, 4800 Washington St., Denver, CO 80216:

YEAR/MAKE/MODEL VIN #

2015 JEEP CHEROKEE 739266

2004 JEEP CHEROKEE 353976

2005 SATURN VUE 855460

2001 CHEVROLET BLAZER 224751

2005 MITSUBISHI GALANT 052560

2006 MINI COOPER J74777

2002 DODGE CARAVAN 731548

2005 DODGE STRATUS 667969

2005 CHRYSLER TOWN & COUNTRY 348377

2000 GMC JIMMY 144884

1998 VOLKSWAGEN JETTA 108936

2001 MAZDA PROTEGE 441910

2010 NISSAN ALTIMA 459756

2000 HONDA ACCORD 097806

1995 SATURN SC1 203672

2012 FORD TAURUS 144303
2010 HONDA CIVIC 003298
2007 TOYOTA PRIUS 224437
1999 FORD TAURUS 223905
2005 HONDA ODYSSEY 110345
2000 FORD EXPEDITION A01300
2000 CHRYSLER 300 353339
1998 FORD TAURUS 101552
2009 CHEVROLET IMPALA 215764
2006 CHRYSLER SEBRING 154701
2001 PONTIAC SUNFIRE 398371
2010 DODGE CHARGER 201856
2000 HONDA ODYSSEY 599270
2004 MAZDA 6 N92730
2002 CHEVROLET SUBURBAN 268200
2008 CHEVROLET COBALT 173735
2006 NISSAN ALTIMA 177606
1998 FORD MUSTANG 108830
2012 KIA FORTE 638311
2005 JEEP CHEROKEE 512623
1984 CADILLAC SEVILLE 825086
1991 CHRYSLER NEW YORKER 107228
2000 FORD TAURUS 180149
2001 VOLKSWAGEN JETTA 698359
1995 DODGE CARAVAN 403805
2001 AUDI A6 110405
2010 HONDA ACCORD 012685
2004 BMW X3 C37289
2009 CHEVROLET COBALT 220646
2005 JEEP GRAND CHEROKEE 202397

1999 AUDI A4 283175
1996 LEXUS LS400 058314
2008 SATURN OUTLOOK 192156
2004 INFINITI G35 619823
2003 FORD EXPEDITION B62261
1976 FORD F150 D02019
2005 CHEVROLET SILVERADO 203432
2004 HONDA CIVIC 084112
2007 DODGE CALIBER 239312
2007 NISSAN ALTIMA 198694
2004 HYUNDAI SONATA 007924
1999 HONDA CR-V 050064
1998 CHEVROLET TRACKER 921797

Date of Publication: October 1, 2021

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NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Denver Probate Court

Case No. 2021PR31299

In the Matter of the Estate of

SACHIKO IKEDA, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before February 1, 2022, or the claims may be forever barred.

NOEL AND DANIEL IKEDA

Personal Representative

5024 S. Tibet Street

Aurora, CO80016
MICHELLE ADAMS, Esq. Atty. Reg. #: 29163
Attorney for the Personal Representative
Law Office of Michelle Adams
2373 Central Park Blvd. Suite 100
Denver, CO 80238
Phone Number: (720) 432-9685
E-mail: madams@coloradofamilylegacy.com
First Publication: October 1, 2021
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court
Case No. 2021PR31129**

In the Matter of the Estate of

ELLEN I. GILBERT a/k/a ELLEN GILBERT, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before February 1, 2022, or the claims may be forever barred.

BRYAN GILBERT TOMS

Personal Representative

4870 Blackhawk Way

Denver, CO 80239

MICHELLE ADAMS, Esq. Atty. Reg. #: 29163
Attorney for the Personal Representative

Law Office of Michelle Adams
2373 Central Park Blvd. Suite 100
Denver, CO 80238
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First Publication: October 1, 2021
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.**

District Court, Arapahoe County

Case No. 2021PR30935

In the Matter of the Estate of

GEORGE LINCOLN DUMAS a/k/a GEORGE L.

DUMAS, JR. a/k/a GEORGE L. DUMAS, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Arapahoe, County, Colorado, on or before February 1, 2022, or the claims may be forever barred.

JUDITH ANN DUMAS

Personal Representative

14237 E. Marina Drive

Aurora, CO 80014

MICHELLE ADAMS, Esq. Atty. Reg. #: 29163
Attorney for the Personal Representative
Law Office of Michelle Adams
2373 Central Park Blvd. Suite 100

Denver, CO 80238
Phone Number: (720) 432-9685
E-mail: madams@coloradofamilylegacy.com
First Publication: October 1, 2021
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NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Wyatt's, Lone Star, Boulder Valley Towing, and Klaus' Towing abandoned vehicle sale: Address: 5130 Brighton Boulevard, Denver, CO 80216, Phone: (303) 777-2448. **Sale Date: **10/01/2021**:

| STOCK | YEAR | MAKE/MODEL |
|--------------|-------------------|-------------------|
| VIN | | |
| 2189102015 | Audi A3 | 101491 |
| 2191302004 | Audi A4 | 136865 |
| 2187042006 | BMW 325xi | V12358 |
| 2187422005 | BMW 745Li | S60784 |
| 2197022006 | BMW 325Xi | T78791 |
| 2185152001 | Buick Century | Custom 194704 |
| 2190201999 | Buick Park Avenue | 655647 |
| 2190582007 | Cadillac SRX | 154119 |
| 2187602004 | Chevrolet Tahoe | C1500 266766 |
| 2188622003 | Chevrolet Malibu | LS 605715 |
| 2188711993 | Chevrolet C1500 | 107906 |
| 2191502008 | Chevrolet Malibu | 2LT 184833 |
| 2193351982 | Chevrolet K10 | Blazer 140366 |
| 2193682016 | Chevrolet Cruze | LT 304426 |

| | | |
|------------|------------------|---------------------------------------|
| 2194002007 | Chevrolet Cobalt | LT 394661 |
| 2195232007 | Chrysler PT | Cruiser 611676 |
| 2187291978 | Dodge M500 | motorhome 020243 |
| 2189082005 | Dodge Durango | SLT 606755 |
| 2190322005 | Dodge Durango | SLT 534373 |
| 2190932005 | Dodge Neon | SXT 199697 |
| 2195832002 | Dodge Grand | Caravan EX 530221 |
| 2197121999 | Dodge Intrepid | ES755044 |
| 2192112020 | Fabrique Par | Single Axle Utility Trailer 022343 |
| 2187491995 | Ford Contour | GL 224444 |
| 2189362003 | Ford Explorer | A15714 |
| 2190541995 | Ford F150 | A03803 |
| 2192081998 | Ford Taurus | LX/SE 105718 |
| 2193361992 | Ford Ranger | Super Cab A32433 |
| 2195661999 | Ford Ranger | Super Cab B95846 |
| 2195861989 | Ford F-250 | B39291 |
| 2187532006 | GMC Envoy | Denali 305300 |
| 2189001984 | GMC K2500 | 519987 |
| 2190691993 | GMC Sierra | 747178 |
| 2193852003 | GMC Safari | XT 501087 |
| 2194112007 | GMC Acadia | SLE 108643 |
| 2187362002 | Honda Odyssey | EX 002005 |
| 2187581993 | Honda Accord | 037551 |
| 2189052006 | Honda Accord | EX 016740 |
| 2191031993 | Honda Accord | LX 041416 |
| 2197042003 | Honda Accord | EX 030937 |
| 2189932008 | Hyundai Sonata | GLS 374734 |

2187412003 Jeep Liberty Sport/Freedom
511664
2187591992 Jeep Cherokee Laredo 247018
2191862001 Jeep Grand Cherokee Limited
678949
2191892003 Jeep Liberty Sport/Freedom
586335
2194542004 Jeep Grand Cherokee Limited
156142
2195921994 Jeep Grand Cherokee Laredo
234415
2189702000 Lincoln LS 816736
2190562001 Lincoln LS 704009
2187461994 Mazda Navajo LX/DX M01026
2194522009 Mazda Mazda6l M07924
2197202012 Mazda Mazda6l M09424
2190452003 Mercury Sable LS Premium
622636
2195932004 Mitsubishi Eclipse GTS 054814
2187302002 Nissan Maxima GLE/SE 002755
2187662015 Nissan Altima 2.5/S/SV/SL
860821
2188992000 Nissan Xterra 535057
2189142008 Nissan Altima 553666
2191202001 Nissan Xterra XE/SE 515736
2191242007 Nissan Pathfinder LE/SE/XE
626252
2194532005 Nissan Altima S/SL 338246
2196902003 Nissan Maxima GLE/SE 423335
2196942001 Nissan Xterra XE/SE 534168

2195522000 Oldsmobile Bravda 378156
2197242021 POD Pack Rat NA
2187272009 Pontiac Vibe 418648
2188632004 Pontiac Grand Prix 351721
2188842009 Pontiac Vibe 420929
2190671984 Pontiac Firebird 267342
2194912002 Pontiac Grand Am SE1 207699
2191411996 Saturn SL2 221579
2194321999 Subaru Legacy L/30TH
Anniversary 304888
2197222007 Subaru Impreza 2.5l 505729
2185952000 Titan Tandem Axle Flatbed Trailer
019034
2191872006 Toyota Prius 081653
2193471997 Toyota Camry CE/LE/XLE
040385
2187352005 Volkswagen Passat GLX
4MOTION 129038
2192572010 Volkswagen Jetta Limited
103828
2194572004 Volkswagen Jetta 066027
2190401996 Yamaha XC125 033163
1959362004 Ford Explorer A50522

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NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Klaus' Towing abandoned vehicle sale: Address: 3880 Wabash Street, Colorado

Springs, Colorado, 80906, Phone: (719) 391-0600.

Sale Date: **10/01/2021:

| STOCK VIN | YEAR | MAKE/MODEL |
|----------------------|-------------------------|-------------------|
| 2195872006 | Audi A4 | 188540 |
| 2195882006 | Chevrolet Trailblazer | 134363 |
| 2189042003 | Chrysler Town & Country | 144727 |
| 2187551999 | Dodge Durango | 632981 |
| 2189032006 | Dodge Grand Caravan | 749289 |
| 2191122013 | Dodge Dart | 200058 |
| 2187561999 | Ford Ranger | B37631 |
| 2197251997 | Ford Explorer | A71239 |
| 2187482002 | GMC Sierra | 120952 |
| 2192412014 | Honda Civic | 063469 |
| 2187282002 | Jaguar X-Type | C35330 |
| 2188911999 | Mercedes-Benz MLE | 107165 |
| 2187432007 008129 | Mitsubishi Eclipse | Spyder |
| 2187672015 | Mitsubishi Lancer | 026067 |
| 2193372005 | Nissan Altima | 117806 |
| 2187471999 | Oldsmobile Cutlass | 313086 |
| 2187572004 | Pontiac Grand Prix | 354436 |
| 2190501996 | Pontiac Sunfire | 517426 |
| 2191571999 | Pontiac Grand Am | 791926 |
| 2195822004 | Saturn Ion | 108482 |
| 2185902002 | Toyota Rav4 | 005263 |
| 2188962001 | Toyota Celica | 079109 |
| 2197101995 | Toyota Camry | 898836 |
| 2190532007 | Toyota 4Runner | 119350 |
| 2185811999 | Volkswagen Beetle | 444962 |

2192131999 Volvo S70 621597

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NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at **Colorado Auto Recovery, INC.**, 281 E. 55th Ave, Denver CO 80216, 720-400-9995.

| YEAR/MAKE/MODEL | VIN # |
|----------------------------------|---------------|
| 2009 NISSAN VERSA | 390269 |
| 2012 HYUNDAI ELANTRA | 097357 |
| 2002 HONDA CRV | 081944 |
| 2011 NISSAN ROGUE | 679491 |
| 2021 JEEP GRAND CHEROKEE | 101695 |
| 2007 FORD F-150 | C98744 |
| 2000 NISSAN FRONTIER | 339066 |
| 2000 CHEVY TAHOE | 192190 |
| 2013 HYUNDAI ELANTRA | 355384 |
| 2006 NISSAN MURANO | 538363 |
| 2003 CHEVY TAHOE | 319545 |
| 2005 JEEP GRAND CHEROKEE | 670527 |
| 2000 YAMAHA V STAR 650 | 020245 |
| 2012 SUZUKI V STORM 659 | 101907 |
| 2015 HONDA SHADOW PHANTOM | 500440 |
| 2007 KAWASKI NINJA | A29558 |
| 2006 JEEP LIBERTY | 234646 |
| 2008 HYNDAI SANTA FE | 137780 |
| KAWASAKI GS750 | E11454 |

Date of Publication: October 1, 2021

Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court
Case No. 2021PR31297**

**In the Matter of the Estate of
MARK EDWARD LUCERO, a.k.a MARK E. LUCERO,
Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before February 1, 2022, or the claims may be forever barred.

MAUREEN H. COOK, Esq. #51465

Attorney for the Personal Representative
Law Offices of BRADLEY J. FRIGON, LLC
PO Box 271621

Littleton, CO80127

Phone: (720) 200-4025

E-mail: bfrigon@bjflaw.com, mcook@bjflaw.com

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Second Publication: October 8, 2021

Third Publication: October 15, 2021

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DISTRICT COURT, DENVER COUNTY,
STATE OF COLORADO
CIVIL ACTION NO. 2021CV030460,
Division/Courtroom 275

NOTICE OF SHERIFF'S SALE OF

**REAL PROPERTY
(Publication Notice)**

TOWN CENTER METRO DISTRICT,
Plaintiff,

v.

GILDARDO GONZALEZ, JR.; HUNTINGTON
BANCSHARES INCORPORATED AS SUCCESSOR TO
UNION FEDERAL BANK OF INDIANAPOLIS; CITY AND
COUNTY OF DENVER - MANAGER OF FINANCE; and
PAUL D. LOPEZ AS PUBLIC TRUSTEE FOR THE CITY
AND COUNTY OF DENVER, et al.

Defendant(s).

TO THE ABOVE NAMED DEFENDANTS, Please take
notice:

You and each of you are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the Civil Division of the Sheriff's Department of Denver County, Colorado at 10:00 O'clock A.M., on the 25th day of November, 2021, at the front steps on the City and County building located at 1437 Bannock St. 80204, phone number 720-865-9556. At which sale, the above described real property and improvements thereon will be sold to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale.

**BIDDERS ARE REQUIRED TO HAVE CASH OR
CERTIFIED FUNDS SUFFICIENT TO COVER THEIR
HIGHEST BID AT THE TIME OF SALE.**

**PLEASE NOTE THAT THE LIEN BEING FORECLOSED
MAY NOT BE A FIRST LIEN ON THE SUBJECT**

PROPERTY. Judgment is in the amount of \$20,521.81.

This is to advise you that a Sheriff's sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to Court Order dated July 26, 2021 and C.R.S. 38-38-101 et seq. by Town Center Metro District the holder and current owner of a lien recorded on September 13, 2018 at Reception No. 2018116799 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The foreclosure is based on a default under the Master Declaration of Covenants, Conditions and Restrictions for Green Valley Ranch recorded on 08/10/2001 at 2001133495 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The Declaration establishes a lien for the benefit of Town Center Metro against real property legal described as follows:

Lot 12, Block 7, Green Valley Ranch Filing No. 47, City and County of Denver, State of Colorado.; And also known as: 5573 Netherland Street, Denver, CO80249.

You may have an interest in the real property being affected, or have certain rights or suffer certain liabilities or loss of your interest in the subject property as a result of said foreclosure. You may have the right to redeem the real property or you may have the right to cure a default under the instrument of being foreclosed. For the purpose of paying off, curing the default, or redemption as provided by the aforementioned laws. Intent must be directed to or conducted at the Denver County

Sheriff Office, Civil Division, 201 W. Colfax Ave., Denver, CO80202.

be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights; therefore, you should read and review all the applicable statutes and laws in order to determine which requisite procedures and provisions control your rights in the subject property.

All telephone inquiries for information should be directed to the office of the undersigned Sheriff at 720-865-9556. The name, address and telephone number of the attorney representing the legal owner of the above described lien is Kate M. Leason, Esq., Reg. No. 41025, Altitude Community Law P.C., 555 Zang Street, Suite 100, Lakewood, Colorado 8022-1011, 303.432.99999.

The attorney representing the legal owner of the above described lien is: Kate M. Leason, Reg. No. 41025, Altitude Community Law P.C., 555 Zang Street, Suite 100, Lakewood, Colorado 80228-1011, 303.432.9999.

Elias Diggins Sheriff Denver County

By: Eric Miller Deputy Sheriff Sergeant

Dated: August 25, 2021

First Publication: October 1, 2021

Last Publication: October 29, 2021

Published: Intermountain Jewish News

NOTICE OF SHERIFF'S SALE

DISTRICT COURT, DENVER COUNTY, STATE OF
COLORADO

Civil Action No. 21CV31481, Div. 280

Plaintiff,

FOUNTAIN COURT HOMEOWNERS ASSOCIATION
v.

Defendants,

KH GOVERNMENT SOLUTIONS, LLC, et al.

On July 23, 2021, the Denver County District Court
issued its Decree of Foreclosure.

Original Grantor(s) KH Government Solutions, LLC

Original Beneficiary Fountain Court Homeowners
Association

Current Holder of Evidence of Debt Fountain Court
Homeowners Association

Date of Lien May 5, 2021

County of Recording Denver

Recording Date of Lien May 7, 2021

Recording Reception Number 2021088804

Original Amount \$5,864.00

Outstanding Amount \$11,253.32

Pursuant to CRS §38-38-101(4)(i), you are hereby
notified that the provisions of the Condominium
Declaration for Redstone Condominiums ("Declaration")
have been violated as follows: Failure to pay common
expense assessments as that term is defined in 38-33.3-
316 C.R.S., together with a Lot 1, FOUNTAIN COURT,
according to the map recorded September 05, 1974,
under Reception No. 36748, and the Declaration of
Covenants, Conditions and Restrictions therefor recorded

August 23, 1974 in Book 935 at Page 65, City and
County Denver, State of Colorado.

Also known and numbered as: 1060 South Parker Road
#1, Denver, Colorado 80231.

Il other payments provided for in the Declaration or by
Colorado Statute secured by the Assessment Lien.

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE
PROPERTY CURRENTLY ENCUMBERED BY THE
LIEN:**

NOTICE OF SALE

The current holder of the Lien, described herein, has filed
the Court's Decree in Foreclosure as provided by law.

THEREFORE, Notice Is Hereby Given that I will, at public
auction, at 10:00 A.M. on ,November 25, 2021, at the
front steps of the City and County Building located at
1437 Bannock St. Denver 80204, sell to the highest and
best bidder, 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
Assessment Lien, plus attorney 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.

****BIDDERS ARE REQUIRED TO BRING CASH OR
CERTIFIED FUNDS SUFFICIENT TO COVER THEIR
HIGHEST BID. JUDGEMENT IS IN THE AMOUNT OF
\$11,253.32**

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT OF THE LIEN BEING FORECLOSED. A COPY OF SAID STATUTES, AS SUCH STATUTES ARE PRESENTLY CONSTITUTED, WHICH MAY AFFECT YOUR RIGHTS, IS ATTACHED TO ALL MAILED COPIES OF THIS NOTICE. HOWEVER, YOUR RIGHTS MAY BE DETERMINED BY PREVIOUS STATUTES.

A NOTICE OF INTENT TO CURE FILED PURSUANT TO SECTION 38-38-104 SHALL BE FILED WITH THE JEFFERSON COUNTY SHERIFF AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED; A NOTICE OF INTENT TO REDEEM FILED PURSUANT TO SECTION 38-38-302 SHALL BE FILED WITH THE DENVER COUNTY SHERIFF WITHIN EIGHT (8) BUSINESS DAYS FOLLOWING THE SALE.

The date of sale determined pursuant to section 38-38-108.

The place of sale determined pursuant to section 38-38-110:

The lien being foreclosed may not be a first lien.

DATE: August 27, 2021 Elias Diggins, Sheriff
Denver County, Colorado

By: Eric Miller
Deputy Sheriff Sergeant

The name, bar registration number, address, and telephone number of the attorney is: Richard W. Johnston, Reg. No. 19823, Tobey & Johnston, P.C., 56 Inverness Drive East, Suite 103, Englewood, CO 80112, telephone number (303) 799-8600.

First Publication: October 1, 2021

Last Publication: October 29, 2021

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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.**

**District Court, Gilpin County
Case No. 2021PR30017, Division G
In the Matter of the Estate of
BERTIE SUE JOHNSON, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Gilpin County, Colorado, on or before February 1, 2022, or the claims may be forever barred.

BRADLEY J. FRIGON, Esq. #27883

Attorney for the Personal Representative
Law Offices of BRADLEY J. FRIGON, LLC
PO Box 271621

Littleton, CO80127

Phone: (720) 200-4025

E-mail: bfrigon@bjflaw.com

First Publication: October 1, 2021

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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale
No.2021-000037 To Whom It May Concern: On
7/22/2021 the undersigned Public Trustee caused the
Notice of Election and Demand relating to the Deed of
Trust described below to be recorded in Denver County.
Original Grantor: COZETTA HAMMOCK-WEST Original
Beneficiary: JAMES B. NUTTER & COMPANY Current
Holder of Evidence of Debt: REVERSE MORTGAGE
FUNDING LLC Date of Deed of Trust (DOT): 1/25/2007
Recorded Date of DOT: 2/10/2007 Reception No.of DOT:
2007023622 DOT Recorded in Denver County. Original
Principal Amount of Evidence of Debt: \$318,000.00
Outstanding Principal Amount as of the date hereof:
\$159,505.56 Pursuant to C.R.S. §38-38-101 (4) (i), you
are hereby notified that the covenants of the deed of trust
have been violated as follows: BORROWER'S FAILURE
TO PAY PROPERTY CHARGES, INCLUDING, BUT
NOT LIMITED TO, REAL PROPERTY TAXES AND
BORROWER'S FAILURE TO PERFORM OBLIGATIONS
UNDER THE DEED OF TRUST INCLUDING, BUT NOT
LIMITED TO, THE FAILURE TO MAINTAIN HAZARD
INSURANCE AND/OR TO PAY HAZARD INSURANCE
PREMIUMS AND PROVIDE EVIDENCE OF PAYMENT."
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN
The property described herein is all of the property

encumbered by the lien of the deed of trust. Legal
Description of the Real Property: LOT 5, BLOCK 6,
MONTBELLO, 27, COUNTY OF DENVER, STATE OF
COLORADO.

Which has the address of 5044 BILLINGS ST,
DENVER, CO 80239.

NOTICE OF SALE The current owner 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
10:00 AM in the forenoon of November 24, 2021, Online
at <https://www.denver.realforeclose.com/index.cfm>, sell
at public auction to the highest and best bidder for cash,
the said real property and all interest of 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 execute and record a Certificate of Purchase, all as
provided by law. Computer workstations will be made
publically available at the Denver County Public Trustee's
Office, 201 W. Colfax Avenue, Dept. 101, Denver,
Colorado 80202 for the purpose of participating in or
observing the auction. Instructions on accessing the sale
and submitting bids may be found online at
<https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the
internet or other electronic medium used to conduct the
sale at least two weeks before the date of sale.

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. First Publication: 10/01/2021 Last Publication: 10/29/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/07/2021 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 15592 LYNN M JANEWAY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112. Attorney File #: 21-025700