

**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

First Publication: October 1, 2021

Second Publication: October 8, 2021

Third Publication: October 15, 2021

Published: Intermountain Jewish News

DISTRICT 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

**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 #: 20-024720

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000041 To Whom It May Concern: On 8/09/2021 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: STACEY L MORA and CARLOS J GOMEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS SUCCESSOR TO JPMORGAN CHASE BANK N. A. AS INDENTURE TRUSTEE ON BEHALF OF THE HOLDERS OF TERWIN MORTGAGE TRUST 2005-9HGS, ASSET-BACKED SECURITIES, TMTS SERIES 2005-9HGS Date of Deed of Trust (DOT): 4/22/2005 Recorded Date of DOT: 5/12/2005 Reception No.of DOT:

2005078852 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$35,000.00 Outstanding Principal Amount as of the date hereof: \$31,022.12 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, FAILURE TO MAKE FULL PAYMENT OF ALL PRINCIPAL, INTEREST AND OTHER CHARGES AT THE MATURITY DATE AS REQUIRED BY 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: LOT 2, BLOCK 3, GREEN VALLEY RANCH FILING NO. 43, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4049 ARGONNE, DENVER, CO 80249

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 December 9, 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: 10/15/2021 Last Publication: 11/12/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:9/21/2021 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 #: 21-025465

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000038 To Whom It May Concern: On

8/02/2021 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: NANCY TRESSLAR and ROBERT J. TRESSLAR Original Beneficiary: RSK 2015A, LLC Current Holder of Evidence of Debt: RSK 2015A, LLC Date of Deed of Trust (DOT): 12/16/2019 Recorded Date of DOT: 1/31/2020 Reception No.of DOT: 2020013525 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$65,000.00 Outstanding Principal Amount as of the date hereof: \$32,500.00 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 THAT WERE VIOLATED UNDER THE DEBT, THE DEED OF TRUST, OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED ARE AS FOLLOWS: FAILURE TO PAY ALL PRINCIPAL AND INTEREST DUE ON THE EVIDENCE OF DEBT BY THE MATURITY DATE AS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. 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 4 AND 5, BLOCK 166, SOUTH DIVISION OF CAPITOL HILL, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO KNOWN AND NUMBERED AS 776 VINE STREET, DENVER, COLORADO 80206 Which has the address of 776 VINE STREET, DENVER, COLORADO 80206

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 December 2, 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: 10/08/2021 Last Publication: 11/05/2021 Publisher:

INTERMOUNTAIN JEWISH NEWS Dated:9/14/2021  
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: KRAMER LAW LLC Denver Registration #: 31239 HARVEY L. KRAMER, 4101 EAST LOUISIANA AVENUE, SUITE 108, DENVER, CO 80246 Phone #: 303-282-4342 Attorney File #: 776 VINE STREET

**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2021PR31275**

**In the Matter of the Estate of  
GLORIA JEAN NICHOLS a/k/a GLORIA J. NICHOLS  
a/k/a GLORIA NICHOLS, 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 8, 2022, or the claims may be forever barred.

AYESHA NICHOLS  
Personal Representative  
200 Jefferson Street  
Baltimore, MD 21205

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 8, 2021  
Second Publication: October 15, 2021  
Third Publication: October 22, 2021  
Published: Intermountain Jewish News

**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  
Second Publication: October 8, 2021  
Third Publication: October 15, 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**

Published: Intermountain Jewish News

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

**Broomfield District Court**

**Case No. 2015PR25**

**In the Matter of the Estate of**

**SCOTT ORR a/k/a SCOTT JAMES ORR, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the BROOMFIELD DISTRICT COURT, 17 Descombes DR., Broomfield, CO 80020 on or before four (4) months from the date of the first publication, or the claims may be forever barred.



WAYNE E. VADEN, Esq. (#21026)  
Attorney for the Personal Representative  
CITY PARK LAW GROUP, LLC  
12075 E. 45th Avenue, Suite 100-B  
Denver, CO80239  
(303) 377-2933 Voice  
(303) 377-2834 Facsimile  
w.vaden@cityparklaw.com E-mail  
First Publication: October 8, 2021  
Second Publication: October 15, 2021  
Third Publication: October 22, 2021  
Published: Intermountain Jewish News

**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  
Phone Number: (720) 432-9685  
E-mail: madams@coloradofamilylegacy.com  
First Publication: October 1, 2021  
Second Publication: October 8, 2021  
Third Publication: October 15, 2021  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2021PR031304, Division 3  
In the Matter of the Estate of  
SHERMAN WOO, 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 8, 2022, or the claims may be forever barred.

MEGAN WOO  
Personal Representative  
4049 Via Marisol, #124  
Los Angeles, CA 90042

JOHN T. SNOW, Esq. Atty Reg. #: 34957  
JAMES C. HACKSTAFF, Esq. Atty. Reg. #: 13262  
CIARA N. KIMMINAU, Esq. Atty. Reg. #: 53932  
Attorneys for the Personal Representative  
Hackstaff, Snow, Atkinson & Griess, LLC

5105 DTC Parkway, #312  
Greenwood Village, CO 80111  
Phone Number:303-534-4317  
FAX Number: 303-534-4309  
First Publication: October 8, 2021  
Second Publication: October 15, 2021  
Third Publication: October 22, 2021  
Published: Intermountain Jewish News

#### 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

**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  
Second Publication: October 8, 2021  
Third Publication: October 15, 2021  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2021PR31038  
In the Matter of the Estate of  
CLARA MARTIN, 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, 1437 BANNOCK STREET DENVER CO, 80202 on or before four (4) months from the date of the first publication, or the claims may be forever barred.  
WAYNE E. VADEN, Esq. (#21026)

Attorney for the Personal Representative  
CITY PARK LAW GROUP, LLC  
12075 E. 45th Avenue, Suite 100-B  
Denver, CO80239  
(303) 377-2933 Voice  
(303) 377-2834 Facsimile  
w.vaden@cityparklaw.com E-mail  
First Publication: October 8, 2021  
Second Publication: October 15, 2021  
Third Publication: October 22, 2021  
Published: Intermountain Jewish News

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 SheriffOffice, 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 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: **10/15/2021**:

<b>STOCK VIN</b>	<b>YEAR</b>	<b>MAKE/MODEL</b>
2209892004	Buick Century	132040
2207122007	Chevrolet Equinox	017535
2206972015	Chevrolet Trax	171548
2211441985	Coleman Trailer	802361
2215552002	Dodge Grand Caravan	643642
2207562000	Ford Expedition	A77135

2201312003	Ford Explorer	C06605
2208651985	Ford Ranger	D10073
2210231996	Honda Civic	530972
2208601995	Jeep Wrangler	204753
2198942003	Mazda MPV	351346
2215622008	Mazda Mazda 5	308750
2213602006	Pontiac G6 GT	288371
2211472000	Saturn LS	621052
2213382003	Toyota Corolla	102207

Date of Publication: October 15, 2021  
Published: Intermountain Jewish News

### 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: **10/15/2021**:

<b>STOCK</b>	<b>YEAR</b>	<b>MAKE/MODEL</b>
<b>VIN</b>		
2213212006	BMW 530xi	G67894
2208311997	Cadillac SeVille	SLS 839540
2210302007	Cadillac DTS	221927
2207062000	Camper Unk	NO VIN
2203462008	Chevrolet Cobalt	LT 279811
2207082001	Chevrolet Tahoe	K1500 286837

2207972004	Chevrolet Monte Carlo	LS 105168
2208692003	Chevrolet 2500	210297
2209341999	Chevrolet Lumina	214545
2210182002	Chevrolet Silverado	C1500 133384
2211721999	Chevrolet S10	165927
2209902012	Chevrolet Equinox	LS AWD 245011
2209922003	Chevrolet Cavalier	LS 179978
2208591999	Chrysler 300M	774209
2213192007	Chrysler Sebring	Touring 561030
2207822002	Dodge Grand Caravan	Sport 662657
2208442004	Dodge Neon SXT	626240
2210592003	Dodge Ram	1500 ST/SLT 129018
2210762005	Dodge Dakota Quad	SLT212098
2211072005	Dodge Neon SXT	266178
2213722000	Dodge Durango	157094
2209721997	Eagle Talon ESI	195343
2207331987	Ford Bronco	A15328
2208531999	Ford Mustang	134853
2209872003	Ford Ranger Super Cab	B42525
2210071993	Ford F150	A50013
2210252001	Ford Escape XLS	E71319

2210281993	Ford F250 B67289	2207212001	Lufkin 53ft semi trailer 147506
2212641991	Ford Explorer C54002		
2211522002	GMC C-SERIES C7H042500757	2213362005	Mazda Mazda6S M29690
		2215462009	Mitsubishi Galant ES 042213
2207412016	Honda CR-V EX-L 102414		
2209742005	Honda Odyssey EXL 081920	2207292006	Nissan Altima S/SL 314066
2210651998	Honda CR-V EX 045683	2208142015	Nissan Altima 2.5/S/SV/SL
2212282000	Honda Accord LX 004120	386217	
2212672003	Honda Pilot LX 511155	2208492015	Nissan Altima 2.5/S/SV/SL
2213342006	Honda Civic Hybrid 025295	112972	
		2208632006	Nissan Sentra 1.8/1.8S 487960
2213412000	Honda Civic/SE 503132		
2209632015	Hyundai Sonata SE 188711	2209792001	Nissan Xterra XE/SE 575185
2212222014	Hyundai Veloster 185936	2212472005	Nissan Altima S/SL 470078
2212922007	Hyundai Santa Fe GLS 053300		
		2213882019	Nissan Sentra 260030
2213742005	Hyundai Santa Fe GLS/LX	2208582001	Oldsmobile Intrigue GX 146842
861986			
2212321999	Infiniti QX4 041570	2210121993	Oldsmobile Cutlass Ciera S
2207161986	Jaguar XJ 6 459859	451334	
2208681989	Jeep Cherokee 526105	2208612002	Pontiac Grand Am GT1 277965
2212612005	Jeep Grand Cherokee		
LAR/COL/FR	710381	2210012007	Scion TC 159077
2209972004	Kia Sedona EX/LX586191	2209912001	Subaru Legacy Outback AWP
2213842007	Kia Sportage 683766	632529	
2210022002	Lincoln Continental 632142	2208382001	Toyota Corolla CE/LE/S 544504

2213472008 781385	Toyota Camry	CE/LE/XLE/SE
2215052000	Toyota Avalon	011411
2208522002	Volkswagen Passat	GLS 287037
2209462001 4MOTION	Volkswagen	Passat GLX 033561
2210112004	Volkswagen Jetta	066027
2207242001	Volvo S60 2.4T	068319

Date of Publication: October 15, 2021  
Published: Intermountain Jewish News

2001 SUBARU FORESTER - Silver	704706
1998 SUBARU IMPREZA - Black	800549
2012 HONDA ODYSSEY - Black	071074
1991 FORD RANGER - Tan	A66731
2005 CHEVROLET 1500 - Red	317307
2007 DODGE CALIBER - Maroon	302149
2008 PONTIAC G6 - White	123274
2002 VOLKSWAGEN JETTA - Black	075796
1998 HONDA CIVIC - Black	114514

Date of Publication: October 15, 2021  
Published: Intermountain Jewish News

#### NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **1ST CLASS TOWING**, PUC: T03441, Address: 10274 S. Dransfeldt Rd., Parker, CO80137, Phone: 303-841-1869.

Year/Make/Model	Vin #
2007 TOYOTA RAV 4 - Blue	024680
2004 CHEVROLET IMPALA - Gray	385733
2008 TOYOTA CAMRY - Green	764495
2002 HONDA ODYSSEY - Silver	015711
2007 HONDA PILOT - White	019883
1999 PONTIAC BONNEVILLE - White	252790
2001 AUDI A4 - Silver	015107
2004 MERCEDES S500 - Black	432204
2002 ACURA 3.2 TL - Blue	054476
1998 DODGE DURANGO - White	196577
1998 CHEVROLET EXPRESS VAN - White	049349
2000 SUBARU IMPREZA - Blue	503742

#### NOTICE TO CREDITORS BY PUBLICATION

**PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court**

**Case No. 2021PR031428**

**In the Matter of the Estate of**

**DOYCE M. SMITH, 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 state of Colorado, 1437 Bannock Street, Denver, CO, 80202 on or before four (4) months from the date of the first publication, or the claims may be forever barred.

WAYNE E. VADEN, Esq. (#21026)  
Attorney for the Personal Representative  
CITY PARK LAW GROUP, LLC  
12075 E. 45th Avenue, Suite 100-B  
Denver, CO80239  
(303) 377-2933 Voice



(303) 377-2834 Facsimile  
w.vaden@cityparklaw.com E-mail  
First Publication: October 15, 2021  
Second Publication: October 22, 2021  
Third Publication: October 29, 2021  
Published: Intermountain Jewish News

Notice of Sale

The following individuals are hereby notified that their vehicles are to be sold at **Gabino Auto Repair and Towing** abandoned vehicle sale. Address: 1900 Xanthia St, Denver CO: Phone 720-309-0934. Sale Date: 10/21/2021.

Stock/Year/Make/Model Vin  
**0001 1971 Aspen Trailer V57011**  
Date of Publication: October 15, 2021  
Published: Intermountain Jewish News

DISTRICT COURT, Denver COUNTY, STATE OF COLORADO  
CIVIL ACTION NO. 2021CV030501 DIVISION NO. 280

**NOTICE OF SHERIFF'S SALE**

Plaintiff, Trails At Parkfield Lake Condominium Association  
v.  
Defendants, MARQUITA C BRISTER; MICHAEL S STEWART; WELLS FARGO BANK, N.A.; DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE; DENVER COUNTY PUBLIC TRUSTEE, as DENVER Public Trustee

Regarding: Condominium Unit No. 218, Building No. 2, The Trails at Parkfield Lake, as defined and described In the Condominium Declaration of The Trails at Parkfield Lake, recorded on August 12, 2002 at Reception No. 2002139960, in the Office of the Clerk and Recorder of the City and County of Denver, and according to the Condominium Map of the Trails at Parkfield Lake, recorded on November 10, 2003 at Reception No. 2003235757 in said records, Together with the exclusive right to use Parking Space No. 218, City and County of Denver, State of Colorado

Also known as: 5255 Memphis St #218, Denver, CO 80239

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 Office of Denver County, Colorado at the front steps of the City and County building located at 1437 Bannock St. , on the 9th day of December 2021, at 10:00 AM ; phone number for the Denver Sheriff Civil Division is 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 PAYABLE TO THE DENVER DISTRICT**

**REGISTRY. JUDGEMENT IS IN THE AMOUNT OF  
\$37,315.13.**

Further, for the purpose of paying off, curing default or redemption, as provided by statute, intent must be directed to or conducted at the above address of the Civil Division of the Sheriff's Department of Denver County, Colorado.

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

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

RE: Sheriff's Sale of Real Property pursuant to Order and Decree of Foreclosure 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 a Court Order and Decree dated August 2nd 2021, and C.R.S. 38-38-101 et seq., by Trails At Parkfield Lake Condominium Association, the current holder of a lien recorded on March 28, 2017 at Rec. No. 2017040271, in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The judicial foreclosure is based on a default under the Declaration of Covenants, Conditions, and Restrictions of Trails At Parkfield Lake Condominium Association, recorded on 3/04/2010 at Reception No. 2010025296 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The Declaration and notices, as recorded, establish a lien for the benefit of Trails At Parkfield Lake Condominium Association, **WHICH LIEN BEING**

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

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. Any Notice of Intent to Cure must be filed no later than fifteen (15) calendar days prior to the date of the foreclosure sale. Further, 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, 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.

DATED in Colorado this 14th day of September, 2021.

Elias Diggins

Sheriff of Denver County, Colorado

By: Eric Miller Deputy Sheriff Sergeant

ATTORNEY FOR THE PLAINTIFF:

ORTEN CAVANAGH HOLMES & HUNT, LLC  
1445 Market Street, Suite 350  
Denver, CO 80202  
First Publication: October 15, 2021  
Last Publication: November 12, 2021  
Published: Intermountain Jewish News

**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  
Second Publication: October 8, 2021  
Third Publication: October 15, 2021  
Published: Intermountain Jewish News

**PUBLIC NOTICE**  
DENVER NOTICE OF SALE Public Trustee Sale No.2021-000042 To Whom It May Concern: On 8/12/2021 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: ALMA JEAN RIVERS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: REVERSE MORTGAGE SOLUTIONS, INC. Date of Deed of Trust (DOT): 5/28/2014 Recorded Date of DOT: 6/05/2014 Reception No.of DOT: 2014064702 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$429,000.00 Outstanding Principal Amount as of the date hereof: \$245,233.56 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: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO OCCUPY THE PROPERTY AS MORTGAGOR'S PRIMARY RESIDENCE AS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. 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 35 AND 36,

BLOCK 6, PARK HILL HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2847 BELLAIRE STREET, DENVER, CO 80207

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 December 9, 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: 10/15/2021 Last Publication: 11/12/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:9/21/2021 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: MCCARTHY HOLTHUS, LLP Denver Registration #: 24423 HOLLY R SHILLIDAY, 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 Phone #: 8773696122 Attorney File #: CO-21-891195-LL