

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000048 To Whom It May Concern: On 8/16/2021 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: JORGE A MAGANA and CELIA AYALA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST FRANKLIN FINANCIAL CORP., AN OP. SUB. OF MLB&T CO., FSB, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FFC Date of Deed of Trust (DOT): 3/19/2007 Recorded Date of DOT: 4/02/2007 Reception No.of DOT: 2007051499 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$37,200.00 Outstanding Principal Amount as of the date hereof: \$37,096.40 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: LOT 26, BLOCK 5, MONTBELLO NO 38, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 5201 ALTURA STREET, 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 December 16, 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: 10/22/2021 Last Publication: 11/19/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/28/2021 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 #: 21-025467

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000049 To Whom It May Concern: On 8/23/2021 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: CELESTIS RODGERS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PLUM CREEK FUNDING INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 11/10/2017 Recorded Date of DOT: 11/13/2017 Reception No.of DOT: 2017148552 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$355,000.00 Outstanding Principal Amount as of the date hereof: \$346,807.51 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 LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. 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 7, BLOCK 5, GREEN VALLEY RANCH FILING NO. 46, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which

has the address of 5521 LIVERPOOL STREET, 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 16, 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:

10/22/2021 Last Publication: 11/19/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:9/28/2021 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: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO11036

**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, 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.2021-000037 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 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: 10/25/2021.

Stock/Year/Make/Model Vin

0001 1971 Aspen Trailer 570116

Date of Publication: October 22, 2021

Published: Intermountain Jewish News

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 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 #
2000 International 4700-	293825
2010 Hyundai Genesis- Coupe- Gray	013832

Date of Publication: October 22, 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.
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

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.

ll 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.

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.
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

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's 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 SALE

The following individuals are hereby notified that their vehicles are to be sold at **Reliant Towing and Recovery**. Abandoned vehicle sale: Address: 1409 N. Laredo Street, Aurora, CO, 80011, Phone: (719) 600-8269.

YEAR/MAKE/MODEL	VIN
2000 SUZUKI ESTEEM	182586
2005 AUDI A6	088669

Date of Publication: October 22, 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 #
2008 FORD TAURUS	A45319
2007 MITSUBISHI ECLIPSE	008233
2012 HONDA CIVIC	608552
2005 PONTIAC GRAND AM	107440
2000 JEEP GRAND CHEROKEE	148517
2010 VOLKSWAGEN CC SPORT	551302
2002 TOYOTA COROLLA	598896
2007 VOLKSWAGEN TOUAREG	024939
2007 BUICK LACROSSE	247279
2014 CHEVROLET IMPALA	250085
2006 AUDI A4	235797
2003 MERCEDES BENZ E320	233958
2010 HONDA CR-V	006075
2019 FIAT 500X	774427
2001 DODGE CARAVAN	221981
1998 FORD EXPLORER	ZB0161
2006 CADILLAC SRX	215223
2004 NISSAN SENTRA	849475
2001 CHEVROLET MALIBU	180302
2006 AUDI A6	088040
2003 GMC YUKON	144023
2007 VOLVO S40	305799

Date of Publication: October 22, 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 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: **10/22/2021**:

STOCK VIN	YEAR	MAKE/MODEL
2225532003	Acura 3.2 TL	024253
2218512002	BMW X5 4.4i	H37313
2219802001	BMW X5	M61258

2219952004	BMW 325CI	L31694	2224212005	Dodge Grand Caravan	SXT
2217582021	Buick Encore	167132	184453		
2218732007	Buick LaCrosse CXL	248852	2215651997	Ford Taurus GL	171363
2225592004	Buick LeSabre Custom	120207	2215722000	Ford Expedition XLT	B20076
2220992014	Cadillac SRX Luxury	Colleciton	2215912006	Ford Econoline Super Duty Van	
661501			B13378		
2221962005	Cadillac DeVille	147651	2217261999	Ford	Taurus
2215702000	Chevrolet S10	222744	SE/COMFORT/SPORT	314622	
2215782005	Chevrolet Trailblazer	LS/LT	2217882010	Ford Fusion SE	357624
198404			2218661987	Ford Econoline E150	B83244
2217712012	Chevrolet Sonic LTZ	154180	2220112001	Ford Mustang	148636
2219072005	Chevrolet Impala	115608	2220892017	Ford Explorer Sport	D99258
2220102010	Chevrolet Malibu	138487	2222622008	Ford Crown Victoria	Police
2221121998	Chevrolet K1500	278976	146757		
2223991989	Chevrolet Celebrity	182848	2222792006	Ford Taurus	149648
2224512012	Chevrolet Cruze ECO	176184	2222872000	Ford F350 Super Duty	B51686
2225641999	Chevrolet Silverado	K1500	2223171992	Ford Aerostar	B22723
279227			2223632014	Ford Focus SE	452705
2225432014	Chevrolet Spark 1LT	536230	2217592008	GMC Canyon	123002
2218112002	Chrysler Town & Country	LXI	2225692008	GMC Acadia SLT-2	272997
582890			2225632010	GMC Acadia SLT-1	107285
2221042013	Chrysler 200 LX	733584	2215931992	Honda Accord	013066
2224052005	Chrysler Crossfire LTD	035691	2218491997	Honda Accord LX/EX	034311
2225462002	Chrysler PT Cruiser Touring	ED	2218792013	Honda Crosstour EX	800274
379600			2220142000	Honda CR-V EX	018113
2225502005	Chrysler Pacifica Limited	588370	2219982005	Honda Accord EX	141085
2215761994	Dodge Caravan SE	722037	2220171991	Honda CIVIC	525180
2223512018	Dodge Ram	244746	2220652007	Honda Odyssey	082279
2223932004	Dodge Ram	2500 ST/SLT	2223692001	Honda Civic SI/EX	091202
257453			2224412008	Honda Civic HYBRID	003969

2224752001 Honda Civic SI/EX 118192
 2225441998 Honda Civic DX 025714
 2225652008 Honda Civic EX 579839
 2216012008 Hummer H3 153206
 2215892009 Hyundai Elantra GLS/SE 598964
 2221682007 Hyundai Elantra GLS/SE/LTD
 242480
 2218612002 Isuzu Axiom 608300
 2218541996 Jaguar XJ6 762619
 2225422007 Jeep Grand Cherokee
 LAR/COL/FR 531973
 2215852011 Kia Sorento BASE/LX 005061
 2225602015 Lincoln MKZ 612227
 2225492008 Mazda RX8216251
 2222932005 Mercury Sable LS Premium
 602884
 2218762004 Mitsubishi Galant ES MEDIUM/LS
 MEDIU 128065
 2217161999 Nissan Pathfinder XE/LE 294058
 2220952005 Nissan Quest S/SE/SL 102606
 2222692013 Nissan Rogue 603714
 2224422014 Nissan Altima 2.5/S/SV/SL
 415170
 2223962003 Pontiac Grand Am SE1 212097
 2223212008 Saturn Vue AWD 504488
 2216031994 Subaru Impreza L 831597
 2220441995 Subaru Outback 317742
 2216622008 Suzuki
 Forenza/CONVEN/POPULAR 878258

2219552000 Toyota Camry CE/LE/XLE
 501794
 2219622007 Toyota Camry 545918
 2220221996 Toyota Camry LE/XLE/SE
 129476
 2222072016 Toyota Corolla L/LE/S SERIES
 566426
 2225412003 Toyota Sequoia 180528
 2218751976 Trailer ? NONE
 2225672020 Trailer trailer NO VIN
 2218812000 Volkswagen Beetle 406164
 2223332013 Volkswagen Jetta SE 389836
 2225262002 Volkswagen GTI/337 034644
 2225612003 Volkswagen Passat GLS 312144
 2225542004 Volvo XC90092734
 Date of Publication: October 22, 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: **10/22/2021:

STOCK VIN	YEAR	MAKE/MODEL
2215772002		Chevrolet Tahoe C1500 248794
2219972000		Dodge Intrepid 267169
2224462006		Dodge Stratus 185766
2217092004		Ford F350 D55566

2217272007	Ford F150	B83634
2220051999	Ford Mustang	203298
2220211998	Ford Explorer	A53796
2221491990	Ford Expedition	B57545
2224691998	Ford Ranger	A50447
2219912005	GMC Yukon	142192
2220201977	GMC Sierra	523298
2220062005	Honda Accord	061610
2224121992	Honda Accord	020885
2220122009	Honda CBR MC	K20258
2221541998	Infiniti I30	615451
2218591995	Jeep Cherokee	660534
2219591999	Jeep Grand Cher	Laredo 670464
2223912006	Saturn Vue	875821
2218451997	Toyota Camry	022745
2217311975	Yarbrough Boat Trailer	4679

Date of Publication: October 22, 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 #
1998 HONDA CIVIC - SILVER	626166
2013 TOYOTA PRIUS - WHITE	047694
2011 LINCOLN MKS - GRAY	602817
2005 JEEP LIBERTY -ORANGE	600566
2005 HONDA SONATA - SILVER	064208

2006 CHEVY SUBURBAN - RED	150579
1994 FORD E-350 BUS - WHITE	B70149
2010 DODGE AVENGER - SILVER	138898
2005 FORD ESCAPE - BLUE	B02346
1971 CHEVY CAMARO - GRAY	507924

Date of Publication: October 22, 2021
Published: Intermountain Jewish News

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 #
2021 JEEP CHEROKEE	101695
2012 DODGE AVENGER	264238
2013 CHRYSLER TOWN & COUNTRY	724191
2003 JEEP LIBERTY	706372
2007 GMC ACADIA	136614
2009 FORD MUSTANG	115902
2001 CHEVY SUBURBAN	232763
2015 Nissan Altima	891809
2001 Ford F150	F50663

Date of 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. 2021PR31311

In the Matter of the Estate of

**WILLIAM EUGENE FELT a/k/a WILLIAM E. FELT,
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 December 24, 2021, or the claims may be forever barred.

CAREY J. FELT
Personal Representative
C/O Gantenbein Law Firm
1760 Gaylord Street
Denver, CO 80206

CHRISTOPHER TURNER, #43245
Attorney for the Personal Representative
GANTENBEIN LAW FIRM LLC
1760 Gaylord Street
Denver, CO80206
Phone: 303-618-2122; Fax: 720-442-8051
Email: christopher@gantenbeinlaw.com
First Publication: October 22, 2021
Second Publication: October 29, 2021
Third Publication: November 5, 2021
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2021PR31439
In the Matter of the Estate of**

**DAVID H. BAKER, a/k/a DAVID HAROLD BAKER, and
a/k/a DAVID BAKER, 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 23, 2022, or the claims may be forever barred.

LORNEL A. BAKER
Personal Representative
c/o GREGORY T. DENSEN
Sherman & Howard L.L.C.
633 Seventeenth Street, Ste. 3000
Denver, CO80202

GREGORY T. DENSEN, Esq. Atty. Reg. #: 29874
Attorney for the Personal Representative
Sherman & Howard L.L.C.
633 Seventeenth Street, Ste. 3000
Denver, Colorado 80202
Phone Number:(303) 299-8314
FAX Number:(303) 298-0940
E-mail: gdensen@shermanhoward.com
First Publication: October 22, 2021
Second Publication: October 29, 2021
Third Publication: November 5, 2021
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF
COLORADO
CIVIL ACTION NO. 2021CV030719
NOTICE OF SHERIFF'S SALE OF

**REAL PROPERTY
(Publication Notice)**

GRANVILLE HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

v.

GRACE E. MOSLEY; REVERSE MORTGAGE
SOLUTIONS, INC.; SECRETARY OF HOUSING AND
URBAN DEVELOPMENT; and PAUL D. LOPEZ AS
PUBLIC TRUSTEE FOR THE CITY AND COUNTY OF
DENVER,

Defendants.

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 the City and County of Denver, Colorado at 10:00 O'clock A.M., on the 16th day of December, 2021, at the front steps of the City and County building located at 1437 Bannock St., Denver, Co 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 PAYABLE TO THE DENVER DISTRICT
COURT REGISTRY.**

**PLEASE NOTE THAT THE LIEN BEING FORECLOSED
MAY NOT BE A FIRST LIEN ON THE SUBJECT
PROPERTY. Judgment is in the amount of
\$16,109.27.**

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 August 10, 2021 and C.R.S. 38-38-101 et seq. by Granville Homeowners Association, Inc. the holder and current owner of a lien recorded on May 24, 2019 at Reception No. 2019063804 and a lien recorded on February 5, 2020 at 2020015659 in the records of the Clerk and Recorder of the City and County of Denver, State of Colorado. The foreclosure is based on a default under the Declaration of Covenants, Conditions and Restrictions Granville Subdivision Filing Number One recorded on 05/05/1983 at 00968, Book 2804 Page 260 in the records of the Clerk and Recorder of the City and County of Denver, State of Colorado. The Declaration establishes a lien for the benefit of Granville Homeowners Association, Inc. against real property legal described as follows:

Lot 113, Block 1, Granville Subdivision, Filing No. 1, City and County of Denver, State of Colorado.; And also known as: 1811 S. Quebec Way, #113, Denver, CO 80231-2672.

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 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's Office, Civil Division, 201 W. Colfax Ave., Denver, CO 80202. You are advised that the parties liable thereon, the owner of the properties described above, or those with an interest in the subject properties, 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 which requisite procedures and provisions control your rights in the subject properties. All telephone inquiries for information should be directed to the office of the undersigned Sheriff at 720-865-9556. 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
Dated: September 15, 2021
Elias Diggins, Sheriff
City and County of Denver, Colorado
By: Deputy Sheriff Sergeant Eric Miller
First Publication: October 22,2021

Last Publication: November 19,2021
Published In: The Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2021PR031375
In the Matter of the Estate of
ARDENE WANDA YEARGAN, a/k/a ARDENE W.
YEARGAN, a/k/a ARDENE YEARGAN, 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 22, 2022, or the claims may be forever barred.

BRENDA ERNST
Personal Representative
6420 Golf View Place
Sioux City, IA 51106

MICHAEL A. SMEENK, Esq. Atty. Reg. #: 38921
Attorney for the Personal Representative
Frascona, Joiner, Goodman & Greenstein, P.C.
4750 Tabl;e Mesa drive
Boulder, CO80305-5541
Phone Number:(303) 494-3000
FAX Number: (303) 494-6309
E-mail: mike@frascona.com
First Publication: October 22, 2021
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court
Case No. 2021PR031345**

**In the Matter of the Estate of
HOWARD G. ROSENBERG a/k/a HOWARD GILBERT
ROSENBERG a/k/a HOWARD ROSENBERG,
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 28, 2022, or the claims may be forever barred.

MARCI M. ROSENBERG
Personal Representative
140 S. Oneida Street
Denver, CO80230

JAY H. CHAPMAN, Esq. Atty. Reg. #: 00645
Attorney for the Personal Representative
Chapman & Roth, LLC
1355 S. Colorado Blvd., Suite 600
Denver, CO 80222
Phone Number:303-759-4004
FAX Number: 303-757-0231
E-mail: jay@chapmanroth.com
First Publication: October 22, 2021
Second Publication: October 29, 2021
Third Publication: November 5, 2021

PUBLIC NOTICE

**DENVER NOTICE OF SALE Public Trustee Sale
No.2021-000050 To Whom It May Concern: On
8/25/2021 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: KAHLEY DANIELLE STONE Original
Beneficiary: MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
BROKER SOLUTIONS, INC. DBA NEW AMERICAN
FUNDING, ITS SUCCESSORS AND ASSIGNS Current
Holder of Evidence of Debt: BROKER SOLUTIONS, INC.
DBA NEW AMERICAN FUNDING Date of Deed of Trust
(DOT): 1/15/2016 Recorded Date of DOT: 1/19/2016
Reception No.of DOT: 2016006333 DOT Recorded in
Denver County. Original Principal Amount of Evidence of
Debt: \$223,378.00 Outstanding Principal Amount as of
the date hereof: \$175,801.96 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 MAKE TIMELY
PAYMENTS AS REQUIRED UNDER THE EVIDENCE
OF DEBT AND 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: ATTACHED HERETO
AS EXHIBIT 'A' AND INCORPORATED HEREIN AS**

THOUGH FULLY SET FORTH. Which has the address of 750 SOUTH KRAMERIA STREET, DENVER, CO 80224

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 16, 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: 10/22/2021 Last Publication: 11/19/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:9/28/2021 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 #: 21-025675

Exhibit A

All that certain parcel of land situate in the County of Denver, State of Colorado more particularly described as follows: That part of Lots 13 and 14, Block 8, Capitol Hill Terrace, more particularly described as follows: Beginning at a point on the West line of said lots which is 15.71 feet North of the Southwest corner of said Lot 14, thence East and parallel with the North line of said lots a distance of 18.50 feet, thence North and parallel with said West line a distance of 1.61 feet, thence East and parallel with said North line a distance of 43.78 feet, thence North and parallel with said West line a distance of 32.68 feet to a point on said North line, thence West along said North line a distance of 62.28 feet to the Northwest corner of Lot 13, thence South along the West line of said lots a distance of 34.29 feet to the point of beginning, City and County of Denver, State of Colorado.

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

**Denver Probate Court
Case No. 2021PR31390
In the Matter of the Estate of
CLAUDETTE MARIE JONES aka CLAUDETTE M.
JONES aka CLAUDETTE JONES, 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 23, 2022, or the claims may be forever barred.

DONALD CLEMENTS
Personal Representative
1082 W. 95th Place
Thornton, CO80260

JOHN A. BERMAN, Reg. No. 6695
Attorney for the Personal Representative
1737 Gaylord Street
Denver, Colorado 80206
(303)832-7645 phone
(303)832-1188 fax
jab@jaberman.com email

First Publication: October 22, 2021
Second Publication: October 29, 2021
Third Publication: November 5, 2021
Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale
No.2021-000045 To Whom It May Concern: On
8/16/2021 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: JAMES MATTESON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER Date of Deed of Trust (DOT): 5/17/2019 Recorded Date of DOT: 5/24/2019 Reception No.of DOT: 2019063792 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$60,000.00 Outstanding Principal Amount as of the date hereof: \$60,000.00 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 LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. 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: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 9995 EAST HARVARD AVE #M176, DENVER, CO 80231 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 16, 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:

10/22/2021 Last Publication: 11/19/2021 Publisher:
INTERMOUNTAIN JEWISH NEWS Dated:9/28/2021
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: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO10299 EXHIBIT A Condominium Unit No. 176, Building M, Woodstream Falls, a Condominium in accordance with the Declaration Recorded on April 13, 1978 in Book 1638 at Page 526 and First Amendment to Condominium Declaration Recorded January 10, 1980 in Book 2086 at Page 176 and the Condominium Map Recorded on April 13, 1978 In Book 6 at Page 75 of the Records of the City and County of Denver and as amended by the Surveyor's Statement Recorded October 12, 1979 in Book 2028 at Page 580, together with the exclusive right to use the following limited common elements: Parking Space 307, City and County of Denver, State of Colorado.

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale
No.2021-000053 To Whom It May Concern: On
8/26/2021 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: GLEN W STEVENS and GLEN W
STEVENS, TRUSTEE OF THE GLEN W. STEVENS
LIVING TRUST DATED FEBRUARY 12, 2014 Original
Beneficiary: MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERICAN ADVISORS GROUP, ITS SUCCESSORS
AND ASSIGNS Current Holder of Evidence of Debt:
AMERICAN ADVISORS GROUP Date of Deed of Trust
(DOT): 1/18/2016 Recorded Date of DOT: 2/01/2016

Reception No.of DOT: 2016012445 DOT Recorded in
Denver County. Original Principal Amount of Evidence of
Debt: \$310,500.00 Outstanding Principal Amount as of
the date hereof: \$122,189.21 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 AND/OR GROUNDS FOR ACCELERATION
OF THE DEBT EXIST, FOR REASONS INCLUDING,
BUT NOT EXPRESSLY LIMITED TO THE FOLLOWING:
THIS IS A HOME EQUITY CONVERSION DEED OF
TRUST OR OTHER REVERSE MORTGAGE.
BORROWER HAS DIED AND THE PROPERTY IS NOT
THE PRINCIPAL RESIDENCE OF ANY SURVIVING
BORROWER, RESULTING IN THE LOAN BEING DUE
AND PAYABLE. 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: ATTACHED
HERETO AS EXHIBIT 'A' AND INCORPORATED
HEREIN AS THOUGH FULLY SET FORTH. Which has
the address of 1328 S XAVIER STREET, 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 December 16, 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>.

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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:

10/22/2021 Last Publication: 11/19/2021 Publisher:

INTERMOUNTAIN JEWISH NEWS Dated:9/28/2021

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 #: 21-025753

SITUATE IN THE CITY AND COUNTY OF DENVER,
COLORADO, DESCRIBED AS: LOT 4, BLOCK 4,
SHERIDAN SUNSET SUBDIVISION.
BEING THE SAME PROPERTY CONVEYED TO GLEN
W. STEVENS, TRUSTEE OF THE GLEN W. STEVENS
LIVING TRUST DATED FEBRUARY 12, 2014 BY DEED
FROM GLEN W. STEVENS, RECORDED 02/20/2014 IN
DEED 2014020310 IN THE OFFICE OF THE CLERK
AND RECORDER OF DENVER COUNTY, COLORADO.