

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000072 To Whom It May Concern: On 9/09/2021 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: TODD A DUNSTON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR IDEAL HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER Date of Deed of Trust (DOT): 5/23/2017 Recorded Date of DOT: 6/01/2017 Reception No.of DOT: 2017071545 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$237,000.00 Outstanding Principal Amount as of the date hereof: \$225,393.71 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 25, BLOCK 6, THE VISTAS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 14391 E ELK DR., 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 January 6, 2022, 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: 11/12/2021 Last Publication: 12/10/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/20/2021 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 #: 34531 ALISON L BERRY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112 Phone #: 3037069990 Attorney File #: 20-024363

PUBLIC NOTICE  
DENVER NOTICE OF SALE Public Trustee Sale No. 2021-000075 To Whom It May Concern: On 9/09/2021 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: MARY B STITES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC Date of Deed of Trust (DOT): 1/14/2020 Recorded Date of DOT: 1/21/2020 Reception No.of DOT: 2020008350 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$435,000.00 Outstanding Principal Amount as of the date hereof: \$48,110.04 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: BORROWER'S FAILURE TO OCCUPY AND USE THE PROPERTY AS BORROWER(S)' PRINCIPAL RESIDENCE 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: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1050 S MONACO PARKWAY #65, 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 January 6, 2022, 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: 11/12/2021 Last Publication: 12/10/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/20/2021 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#: 34531 ALISON L BERRY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112 Phone #: 3037069990 Attorney File#: 21-025833

**EXHIBIT A** Exhibit A to the Security Instrument made on January 14, 2020, by **Mary B Stites** (“Borrower”) to **Mortgage Electronic Registration Systems, Inc. (“MERS”)** (“Beneficiary”). The Property is located in the county of **DENVER**, state of **Colorado**, described as follows:

**Description of Property**

Condominium Unit 65, One Thousand South Monaco, According to the Condominium Map recorded February 27, 1973, under reception no 20893, and as defined and described in the amended and restated condominium declaration recorded December 22, 2014, Under reception no 201415542, and January 13, 2015, Under reception no 2015004178 and any and all supplements thereto, City and County of Denver, State of Colorado

**PUBLIC NOTICE**

**DENVER NOTICE OF SALE** Public Trustee Sale No.2021-000068 To Whom It May Concern: On 9/09/2021 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: SANTA FE INVESTMENT LLC Original Beneficiary: WELLS FARGO BANK, NATIONAL ASSOCIATION Current Holder of Evidence of Debt: WELLS FARGO BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/07/2014 Recorded Date of DOT: 2/10/2014 Reception No.of DOT: 2014015058 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$380,000.00 Outstanding Principal Amount as of the date hereof: \$305,308.51 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 COVENANTS OF SAID DEED OF TRUST HAVE BEEN**

**VIOLATED AS FOLLOWS: FAILURE TO MAKE PAY THE INDEBTEDNESS WHEN THE SAME WERE DUE AND OWING, AND THE LEGAL HOLDER OF THE INDEBTEDNESS HAS DECLARED THE SAME IMMEDIATELY FULLY 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 2361 S. RACE ST., DENVER, CO 80210

**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.

THEFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 6, 2022, 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: 11/12/2021 Last Publication: 12/10/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/20/2021 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: VON GUNTEN LAW LLC Denver Registration #: 17096 DAVID VON GUNTEN ESQ., 2696 SOUTH COLORADO BLVD, SUITE 302, DENVER, CO 80222 Phone #: 303-504-0055 Fax #: 303-504-0044 Attorney File #: 2361 S. RACE ST.

Exhibit A

LOTS 31 AND 32, BLOCK 40, EVANSTON THIRD FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000067 To Whom It May Concern: On 9/09/2021 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: RACE PROPERTY INVESTMENT LLC Original Beneficiary: WELLS FARGO BANK, NATIONAL ASSOCIATION Current Holder of Evidence of Debt: WELLS FARGO BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/07/2014 Recorded Date of DOT: 2/10/2014 Reception No.of DOT: 2014015092 DOT Recorded in Denver County. Original

Principal Amount of Evidence of Debt: \$400,000.00  
Outstanding Principal Amount as of the date hereof: \$329,384.66 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 AS FOLLOWS: FAILURE TO MAKE PAY THE INDEBTEDNESS WHEN THE SAME WERE DUE AND OWING, AND THE LEGAL HOLDER OF THE INDEBTEDNESS HAS DECLARED THE SAME IMMEDIATELY FULLY 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 2347 S RACE ST #2351, DENVER, CO 80210  
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 January 6, 2022, 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: 11/12/2021 Last Publication: 12/10/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/20/2021 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: VON GUNTEN LAW LLC Denver Registration #: 17096 DAVID VON GUNTEN ESQ., 2696 SOUTH COLORADO BLVD, SUITE 302, DENVER, CO 80222 Phone #: 303-504-0055 Fax #: 303-504-0044 Attorney File #: 2347 S RACE ST #2351

Exhibit A

LOTS 33, 34 AND 35, BLOCK 40, EVANSTON-3RD FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000058 To Whom It May Concern: On 9/02/2021 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: ROBERT W. JACKSON, AS SURVIVING JOINT TENANT OF THE

ESTATE OF ROBERTA J. JACKSON Original Beneficiary: FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF LEHMAN BROTHERS BANK, FSB Current Holder of Evidence of Debt: BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST Date of Deed of Trust (DOT): 5/21/2004 Recorded Date of DOT: 6/16/2004 Reception No. of DOT: 2004127594 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$379,500.00 Outstanding Principal Amount as of the date hereof: \$233,741.23 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 SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, DEATH OF ALL NAMED MORTGAGORS 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 TWENTY THREE (23) AND TWENTY-FOUR (24), BLOCK 2, KIMBALL-KROFT SECOND FILING. CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1501 E AMHERST AVE., DENVER, CO 80210

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 30, 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: 11/05/2021 Last Publication: 12/03/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/12/2021 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 #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Attorney File #: CO-21-892309-LL

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000055 To Whom It May Concern: On 8/31/2021 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: SUSAN MARIE SHERMAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FINANCE OF AMERICA REVERSE LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC Date of Deed of Trust (DOT): 9/19/2019 Recorded Date of DOT: 10/01/2019 Reception No.of DOT: 2019135735 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$510,000.00 Outstanding Principal Amount as of the date hereof: \$145,559.56 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 LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY THE DEBT IN FULL FOLLOWING THE DEATH OF THE BORROWER. 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 TWO (2), BLOCK THREE (3), MAR-LEE MANOR NO. THREE (3) CITY AND COUNTY OF DENVER AND STATE OF COLORADO. Which has the address of 1810 S VRAIN ST, DENVER, CO 80219 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of December 30, 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: 11/05/2021 Last Publication: 12/03/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/12/2021 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 #: CO11066

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

**District Court, Adams County**

**Case No. 2021PR31016**

**In the Matter of the Estate of**

**BETH ILENE MCCARTEE a/k/a BETH I. MCCARTEE a/k/a  
BETH MCCARTEE, 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 Adams County, Colorado on or before January 17, 2022, or the claims may be forever barred.

BENJAMIN MICHAEL MCCARTEE a/k/a BENJAMIN M.  
MCCARTEE  
Personal Representative  
C/O Gantenbein Law Firm, LLC  
1760 Gaylord Street  
Denver, CO80206

CHRISTOPHER TURNER, Esq. #43245  
Attorney for the Personal Representative  
GANTENBEIN LAW FIRM LLC  
1760 Gaylord Street  
Denver, CO80206  
Phone: 303-618-2212  
Fax: 720-442-8051  
Email: christopher@gtantenbeinlaw.com  
First Publication: November 12, 2021  
Second Publication: November 19, 2021  
Third Publication: November 26, 2021  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 21PR0542**

**In the Matter of the Estate of  
TRACY LAND MOTT, 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 May 1, 2022, or the claims may be forever barred.

BRET DAVID BARTLO  
Personal Representative  
1320 South Vine St.  
Denver, CO80210

First Publication: November 26, 2021  
Second Publication: December 3, 2021  
Third Publication: December 10, 2021  
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF  
COLORADO

CIVIL ACTION NO. 2021CV031468, Division/Courtroom 275

**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY  
(Publication Notice)**

JASMINE PARK EAST CONDOMINIUM ASSOCIATION,  
INC.,  
Plaintiff,

v.

ALICE F. SHEWMAKER; QUICKEN LOANS, LLC;  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.; and PAUL D. LOPEZ AS THE CITY AND COUNTY OF  
DENVER PUBLIC TRUSTEE, 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 6th day of January, 2022, at , the front steps on the City and County building located 1437 Bannock St., Denver, CO 80202, phone number 720-865-9556. At which sale, the above described real property and improvements thereon will be sold to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale.

**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 \$10,616.83.**

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 30, 2021, and C.R.S. 38-38-101 et seq. by Jasmine Park East Condominium Association, Inc., the holder and current owner of a lien recorded on August 8, 2020 at Reception No. 2020076957 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 Jasmine Park East Condominium Association, Inc. recorded on 04/21/1986 at 056694 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 Jasmine Park East Condominium Association, Inc. against real property legal described as follows:



Condominium Unit 301. The Jasmine Park East Condominiums, in accordance with and subject to the Declaration of Covenants of The Jasmine Park East Condominiums recorded April 21, 1986 under Reception No. 56694, and the Map recorded April 21, 1986 under Reception No. 56695 in the records of the Clerk and Recorder of the City and County of Denver, State of Colorado, Together with the exclusive right to the use of Parking Space No. 8, City and County of Denver, State of Colorado.;

And also known as: 5955 E. 10th Ave., #301, Denver, CO 80220-4559

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 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 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 80228-1011, 303.432.9999.

Elias Diggins Sheriff Denver County

By: Eric Miller Deputy Sheriff Sergeant

Dated: October 13, 2021

First Publication: November 12, 2021

Last Publication: December 10, 2021

Published In: The Intermountain Jewish News

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000059 To Whom It May Concern: On 9/02/2021 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: JOSEPH LIBKEY Original Beneficiary: COST FUND 1, LLC Current Holder of Evidence of Debt: COST FUND 1, LLC Date of Deed of Trust (DOT): 2/09/2018 Recorded Date of DOT: 2/12/2018 Reception No.of DOT: 2018016411 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$374,000.00 Outstanding Principal Amount as of the date hereof: \$374,000.00 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 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 PRINCIPAL AND INTEREST WHEN DUE. 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 1700 BASSETT ST #2119, DENVER, CO 80202

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 30, 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: 11/05/2021 Last Publication: 12/03/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/12/2021 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: BURNS WALL AND MUELLER PC Denver Registration #: 12217 ROBERT T. COSGROVE, BURNS, WALL AND MUELLER, P.C., 303 EAST 17TH AVENUE, SUITE 920, DENVER, COLORADO 80203 Phone #: 303-830-7000 Attorney File #: 1700 BASSETT ST. #2119 EXHIBIT A

Condominium Unit 2119, THE GLASS HOUSE, according to the Condominium Map recorded January 3, 2007, under Reception No. 2007000912, and as defined and described in the Master Declaration for The Glass House recorded January 3, 2007, under Reception No. 2007000913, and as defined and described in the Residential Condominium Declaration for The Glass House recorded January 3, 2007, under Reception No 2007000914, and Amendment to Condominium Map and Condominium Declaration recorded April 16,2007, under Reception No. 2007060798, all in the office of the Clerk and Recorder City and County of Denver, State of Colorado **Also Known As:** 1700 Bassett St #2119 Denver, Colorado 80202

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000057 To Whom It May Concern: On 9/02/2021 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: LARRY J. KLINGENBERG Original Beneficiary: URBAN FINANCIAL GROUP, INC. Current Holder of Evidence of Debt: BANK OF AMERICA, N.A. Date of Deed of Trust (DOT): 10/06/2006 Recorded Date of DOT: 10/27/2006 Reception No.of DOT: 2006171891 DOT Recorded in Denver County.

Original Principal Amount of Evidence of Debt: \$225,000.00 Outstanding Principal Amount as of the date hereof: \$147,280.65 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 MAKE TIMELY TAX AND INSURANCE PAYMENTS 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: LOT 6, BLOCK 5, SOUTHLAWN GARDENS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2760 WEST WESLEY AVENUE, 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 30, 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: 11/05/2021 Last Publication: 12/03/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/12/2021 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-20-884855-LL

#### **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: **11/26/2021**:

<b>STOCKYEAR</b>	<b>MAKE/MODEL</b>	<b>VIN</b>
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227390	2006	Audi A4	254644	
226714	1997	Chevrolet Tahoe	322644	
225398	2008	Chevrolet Malibu	118403	
226698	2001	Dodge Dakota	336817	
227245	2002	Dodge Dakota	570863	
226702	2006	Ford Focus	256232	
227004	2000	Homemade Box Trailer		None
227597	2000	Homemade Trailer	8200L0	
227310	1995	Infiniti G20	516589	
226970	2002	Jeep Cherokee	286132	
227449	2001	Jeep Grand Cherokee		504770
226956	2004	Saturn Ion	144759	
227351	2000	Volkswagen Jetta	149635	
226701	2010	Volvo S 40	510445	
227440	2005	Volvo XC 70	200029	

Date of Publication: November 26, 2021

Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
District Court, Arapahoe County  
Case No. 2021PR31251  
In the Matter of the Estate of  
FRANK JONES, JR., 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 March 26, 2022, or the claims may be forever barred.

CLEO RAUCHWAY

Personal Representative

c/o 5350 S. Roslyn St., Ste. 100  
Greenwood Village, CO80111

DENISE HOFFMAN WHITE, Esq. Atty. Reg. #33143  
JOSEPH A. ORRINO, Esq., Atty. Reg. #50499  
ASHLYN FISCUS, Esq. Atty. Reg. #55310  
Attorneys for the Personal Representative  
Hoffman Nies Dave & Meyer, LLP  
5350 South Roslyn Street, Suite 100  
Greenwood Village, CO80111  
Phone Number:(303) 860-7140  
FAX Number:(303)860-7344  
E-mail: dhoffman@hn-colaw.com;  
jorrino@hn-colaw.com; afiscus@hn-colaw.com  
First Publication: November 26, 2021  
Second Publication: December 3, 2021  
Third Publication: December 10, 2021  
Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000062 To Whom It May Concern: On 9/09/2021 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: KATHYREN C. BACHELLER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CHERRY CREEK MORTGAGE CO., INC. Date of Deed of Trust (DOT): 6/14/2017 Recorded Date of DOT: 6/22/2017 Reception No.of DOT: 2017082194 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$556,500.00 Outstanding Principal Amount as of the date hereof: \$228,171.38 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: 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: LOT 11, BLOCK 1 OF PARK FOREST FILING NO. 2 IN THE CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 664 S GALENA STREET, DENVER, CO 80247 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 January 6, 2022, 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: 11/12/2021 Last Publication: 12/10/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/20/2021 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 #: 21-025852

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000071 To Whom It May Concern: On 9/09/2021 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: SELENA M COBURN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LONGBRIDGE FINANCIAL, LLC Date of Deed of Trust (DOT): 3/20/2020 Recorded Date of DOT: 3/27/2020 Reception No.of DOT: 2020043945 DOT Recorded in Denver County. Original Principal Amount of Evidence of

Debt: \$568,500.00 Outstanding Principal Amount as of the date hereof: \$238,603.80 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: LOT 20, BLOCK 2, HONEYMOON MANOR, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3601 NIAGARA 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 January 6, 2022, 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: 11/12/2021 Last Publication: 12/10/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/20/2021 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 #: 34531 ALISON L BERRY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112 Phone #: 3037069990 Attorney File #: 21-025776

DISTRICT COURT, ADAMS COUNTY, COLORADO  
Court Address: 1100 Judicial Center Dr., Brighton, CO 80601  
**Plaintiff:** FIRST CREEK FARM CONDOMINIUMS ASSOCIATION, a Colorado non-profit corporation,  
**Defendants:** SHAWN M. BAKER; PRIMARY RESIDENTIAL MORTGAGE, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; COLORADO HOUSING AND FINANCE AUTHORITY; LISA CULPEPPER AS PUBLIC

TRUSTEE AND TREASURER FOR ADAMS COUNTY;  
UNKNOWN TENANT(S) IN POSSESSION.

Case Number: 2021CV030931

**SUMMONS BY PUBLICATION**

THE PEOPLE OF THE STATE OF COLORADO

**TO THE ABOVE NAMED DEFENDANT: SHAWN M. BAKER**

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: October 8, 2021.

WINZENBURG, LEFF, PURVIS & PAYNE, L.L.P.

By: Wendy E. Weigler, #28419

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

**Exhibit A**

Condominium Unit R-5-204, First Creek Farm Condominiums Amendment No. 2 recorded on September 2, 2003 at Reception No. C1202343, and as defined and described in the

Amended and Restated Declaration for First Creek Farm Condominiums recorded October 29, 2015 at Reception No. 2015000090905, and any and all Amendments and Supplements thereto, in the Office of the County Clerk and Recorder, County of Adams, State of Colorado.

Also known as: 5714 N. Gibraltar Way, #5-204, Aurora, CO 80019.

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

First Publication: November 5, 2021

Last Publication: December 3, 2021

Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No.2021-

000073 To Whom It May Concern: On 9/09/2021 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: DIANA K. POPIEL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR QUICKEN LOANS INC. Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. Date of Deed of Trust (DOT): 8/04/2017 Recorded Date of DOT: 8/07/2017 Reception No.of DOT: 2017103134 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$182,841.00 Outstanding Principal Amount as of the

date hereof: \$176,873.43 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 AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. 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 9300 E CENTER AVE, APT, 12B, DENVER, CO 80247-1442 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 January 6, 2022, 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: 11/12/2021 Last Publication: 12/10/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/20/2021 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: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration#: 51978 ANNA JOHNSTON, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File#: 00000009301771  
**Legal Description PARCEL 1: An undivided 1/72nd interest in and to Block 19, Windsor Gardens East Filing No.2 subject to easements of record. PARCEL 2: All of that space or area which lies between the ceiling and the floor, and the walls of Apartment No. 12-B (for convenient reference numbered as Unit No. 1052), in Building No. 57, now hereafter constructed in said Block, said Building located substantially as shown on the Area Plat Plan thereof filed of record in the Office of the Clerk and Recorder of the City and County of Denver, Colorado on the 25th day of August, 1967 in Condominium Plat Book 1 at Page 66. PARCEL 3: An undivided 1/48th interest in and to the apartment building, equipment therein installed and appurtenant thereto within which the above described space or area is located. Together with the exclusive right**



**to use and occupy Parking Stall No. 254 in Parking Lot No. P-20 in said Block, located substantially as shown on the area plat plan referred to above. City and County of Denver, State of Colorado**

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME  
Case No. 21C00643, Courtroom: 170**

Public Notice is given on 11-5-21 that a Petition for a Change of Name of an Adult has been filed with the Denver County Court.

The Petition requests that the name of DAVID JORDAN LEUE be changed to DAVID JORDAN.

Clerk of the Court/Deputy Clerk

First Publication: November 12, 2021

Second Publication: November 19, 2021

Third Publication: November 26, 2021

Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME  
Case No. 21C00960, Courtroom: 186**

Public Notice is given on 11-15-21 that a Petition for a Change of Name of an Adult has been filed with the Denver Court.

The Petition requests that the name of HENALI RAJENDRA PATEL be changed to HENALI MANISHA-RAJ DEOL.

Clerk of the Court/Deputy Clerk

First Publication: November 19, 2021

Second Publication: November 26, 2021

Third Publication: December 3, 2021

Published: Intermountain Jewish News

DISTRICT COURT, JEFFERSON COUNTY, COLORADO  
Court Address: 100 Jefferson County Parkway, Golden, CO 80401

**Plaintiff:** CLUB CREST CONDOMINIUM ASSOCIATION, INC., a Colorado non-profit corporation,

**Defendants:** JOHN BRIDGES; PENNYMAC LOAN SERVICES, LLC; JERRY DITULLIO AS PUBLIC TRUSTEE AND TREASURER FOR JEFFERSON COUNTY; UNKNOWN TENANT(S) IN POSSESSION.

**SUMMONS BY PUBLICATION**

Case Number: 2021CV030901

THE PEOPLE OF THE STATE OF COLORADO

**TO THE ABOVE-NAMED DEFENDANT: JOHN BRIDGES**

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 Jefferson County, Colorado, more particularly described on Exhibit A, attached hereto and by this reference made a part hereof.

Dated: October 7, 2021.

Attorneys for Plaintiff:

WINZENBURG, LEFF, PURVIS & PAYNE, L.L.P.  
By: Wendy E. Weigler, #28419  
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**

Condominium Unit 101, Building No. 7883, Allison Way, Club Crest Condominium, in accordance the Declaration recorded on November 19, 1981 at Reception No. 81084524, and any and all Amendments and Supplements thereto, Jefferson County, Colorado records, together with the Exclusive Right to use the following Limited Common Elements, Parking Space Number 14, County of Jefferson, State of Colorado.  
Also known as: 7883 Allison Way, #101, Arvada, CO 80005.  
First Publication: October 29, 2021  
Last Publication: November 26, 2021  
Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000052 To Whom It May Concern: On 8/30/2021 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: 2545 CHAMPA, LLC Original Beneficiary: ZEPHYR INVESTMENTS, LLC Current Holder of Evidence of Debt: ZEPHYR INVESTMENTS, LLC Date of Deed of Trust (DOT): 1/21/2020 Recorded Date of DOT: 1/30/2020 Reception No.of DOT: 2020013115 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$377,725.47

Outstanding Principal Amount as of the date hereof: \$377,725.47 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 AS FOLLOWS: FAILURE TO PAY INSTALLMENTS OF PRINCIPAL AND INTEREST, AND FAILURE TO PAY REAL PROPERTY TAXES, TOGETHER WITH OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. 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 27, 28, AND 29, BLOCK 117, SHAFFENBURG'S ADDITION TO THE CITY OF DENVER, ACCORDING TO THE PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

(ALSO KNOWN AS): 2545 CHAMPA STREET, DENVER, COLORADO 80250 Which has the address of 2545 CHAMPA STREET, DENVER, COLORADO 80250

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 30, 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: 11/05/2021 Last Publication: 12/03/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/12/2021 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: BROWN DUNNING WALKER FEIN PC Denver Registration #: 10429 DOUGLAS BROWN, 2000 SOUTH COLORADO BLVD., TOWER 2, SUITE 700, DENVER, CO 80222 Phone #: 303-329-3363 Fax #: 303-393-8438 Attorney File #: 4846-001

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME  
Case No. 21C00790, Courtroom: 170**

Public Notice is given on 10-11-21 that a Petition for a Change of Name of an Adult has been filed with the Denver County Court.

The Petition requests that the name of MARTIN SANCHEZ RODRIGUEZ JR. be changed to JR. MARTIN SANCHEZ RODRIGUEZ.  
Clerk of the Court/Deputy Clerk  
First Publication: November 12, 2021  
Second Publication: November 19, 2021  
Third Publication: November 26, 2021  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2021PR31501  
In the Matter of the Estate of  
ESTELLA F. MARCHESKI a/k/a ESTELLA MARCHESKI,  
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 March 22, 2022, or the claims may be forever barred.

SHARON KAHLBAUGH  
Personal Representative  
210 S. Park St.  
Dallastown, PA 17303

EDWARD J. KRISOR, Esq. Atty. Reg. #: 1788  
Attorney for the Personal Representative  
6500 W. Mansfield Ave., Unit 9  
Denver, CO 80235  
Phone Number:303.898.4227  
E-mail: ejkrisor@icloud.com  
First Publication: November 19, 2021

Second Publication: November 26, 2021  
Third Publication: December 3, 2021  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
Arapahoe County District Court  
Case No. 2021PR031245  
In the Matter of the Estate of  
GRADIE WOODS, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the ARAPAHOE COUNTY DISTRICT COURT State of Colorado 7325 S. Potomac St., Centennial, CO 80112 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: November 19, 2021  
Second Publication: November 26, 2021  
Third Publication: December 3, 2021  
Published: Intermountain Jewish News

**PUBLIC NOTICE**  
DENVER NOTICE OF SALE Public Trustee Sale No.2021-000070 To Whom It May Concern: On 9/09/2021 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: JON RAYMOND ILK, AKA JON R. ILK 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): 4/14/2017 Recorded Date of DOT: 4/19/2017 Reception No.of DOT: 2017051971 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$678,000.00 Outstanding Principal Amount as of the date hereof: \$298,088.28 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: 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 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: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1924 S MADISON STREET, DENVER, CO 80210  
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 January 6, 2022, 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: 11/12/2021 Last Publication: 12/10/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/20/2021 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 #: 40042 DAVID R DOUGHTY, 9800 SOUTH

MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112 Phone #: 3037069990 Attorney File #: 21-025781

Legal Description

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY & COUNTY OF DENVER, STATE OF COLORADO; SOUTH 10 FEET OF LOT 5, ALL OF THE LOTS 6 AND 7 AND NORTH 15 FEET OF LOT 8 BLOCK 13, UNIVERSITY PARK, AMENED MAP BEING THE SAME PROPERTY CONVEYED TO JON RAYMOND ILK AKA JON R. ILK, INDIVIDUALLY BY DEED FROM JON RAYMOND ILK AKA JON R. ILK AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MILDRED K. ILK AKA MILDRED KINGSLEY ILK, DECEASED RECORDED 06/03/2013 IN DEED 2013078842, IN THE OFFICE OF THE CLERK AND RECORDER OF DENVER COUNTY, COLORADO. APN: 0525104008000

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

**Arapahoe County District Court**

**Case No. 2021PR31291**

**In the Matter of the Estate of**

**ROSE MARIE DIXON A/K/A ROSE M. NICHOLS A/K/A ROSE NICHOLS, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the ARAPAHOE COUNTY DISTRICT COURT, 7325 S. Potomac St., Centennial, CO 80112 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: November 26, 2021  
Second Publication: December 3, 2021  
Third Publication: December 10, 2021  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2021PR31538  
In the Matter of the Estate of  
RICHARD HARLAN MAURER, 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 March 26, 2022, or the claims may be forever barred.

SARAH MAURER  
Personal Representative  
c/o Steven M. Weiser, Esq.  
Foster Graham Milstein & Calisher, LLP  
360 S. Garfield St., 6th Floor  
Denver, Colorado 80209  
(303) 333-9810

STEVEN M. WEISER, Esq. Atty. Reg #: 27535  
Foster Graham Milstein & Calisher, LLP  
360 S. Garfield St., 6th Floor

Denver, Colorado 80209  
Phone Number:303-333-9810  
FAX Number:303-333-9786  
E-mail: sweiser@fostergraham.com  
First Publication: November 26, 2021  
Second Publication: December 3, 2021  
Third Publication: December 10, 2021  
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF  
COLORADO

Court Address: 1437 Bannock Street  
Denver, CO 80202  
Court Phone: 720-865-8301

**Plaintiff: INCA ROW CONDOMINIUM ASSOCIATION, INC.  
v.**

**Defendants: TEDDY GALLEGOS; TEDDY TRUJILLO;  
MICHAEL A. VESTER; MINNESOTA SURETY AND TRUST;  
CITY AND COUNTY OF DENVER, COMMUNITY PLANNING  
AND DEVELOPMENT; and PAUL D. LOPEZ AS PUBLIC  
TRUSTEE FOR CITY AND COUNTY OF DENVER**

**SUMMONS**

Case No.: 2021CV032314, Div: 269

TO THE ABOVE-NAMED DEFENDANTS:

YOU ARE HEREBY SUMMONED and required to file with the Clerk of this Court an answer or other response to the attached Complaint. If service of the Summons and Complaint was made upon you within the State of Colorado, you are required to file your Answer or other response within twenty-one (21) days after service upon you. If service of the Summons and Complaint was made upon you, outside of the State of Colorado, you are required to file your Answer or

other response within thirty-five (35) days after service upon you or if served by publication pursuant to C.R.C.P. 4(g). If served by publication, service shall be complete on the day of the last publication. Pursuant to 28 U.S.C. § 2410(b), the time for filing an Answer or other response is extended to sixty (60) days for the United States. Your answer or counterclaim must be accompanied with the applicable filing fee. 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 the applicable time period, the Court may enter judgment by default against you for the relief demanded in the Complaint without further notice.

This is an action affecting the real property described in the Complaint and is a proceeding *in rem* as well as a proceeding *in personam*.

Dated: July 21, 2021

ALTITUDE COMMUNITY LAW P.C.

*Original signature of Kate M. Leason is on file with the law offices of Altitude Community Law P.C. pursuant to C.R.C.P. 121, §1-26(7).*

Attorney: Kate M. Leason, Reg No. 41025

Jeffrey B. Smith, Reg No. 40490

Firm: Altitude Community Law P.C.

Address: 555 Zang Street, Suite 100

Lakewood, Colorado 80228-1011

Phone Number: 303.432.9999

E-mails: kleason@altitude.law

jsmith@altitude.law

Our File No.: 1267.0003

ATTORNEYS FOR PLAINTIFF Inca Row Condominium Association, Inc.

Address of Plaintiff:

Inca Row Condominium Association, Inc.  
c/o Mastino Management  
6205 S. Main St. Suite D-275  
Aurora, CO 80016  
First Publication: October 29, 2021  
Last Publication: November 26, 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: **11/26/2021**:

STOCK YEAR	MAKE/MODEL	VIN
226717 1989	Acura Integra LS	005225
227050 2001	Acura MDX Touring	534082
227471 2005	Acura TL	006037
227318 2004	BMW 545i	108862
226967 2005	Buick LaCrosse CX	340626
226686 2003	Cadillac Seville SLS	238449
226674 2010	Chevrolet Cobalt LT	159799
226656 2012	Chevrolet Sonic LT	134260
226787 1997	Chevrolet C1500	103445
226832 2007	Chevrolet Monte Carlo LT	179582
226841 2007	Chevrolet Cobalt LS	115986
226860 2011	Chevrolet Malibu LTZ	172845
226854 2001	Chevrolet Lumina	205712
226928 1996	Chevrolet Camaro Z28	113120
227000 2005	Chevrolet Silverado	258372
227100 2011	Chevrolet Malibu	346305
227276 2004	Chevrolet Impala	141121

227325 2004	Chevrolet Venture 109384	226816 2002	Honda Odyssey 514559
227417 2001	Chevrolet Impala 174216	226998 1998	Honda Civic 603443
227442 2015	Chevrolet Impala Limited LT 109703	227061 2006	Honda CR-V EX 052000
227453 2006	Chevrolet Malibu LT 231958	226588 2001	Hyundai Accent GL 237207
227108 2005	Chevrolet Cobalt 567714	227081 2009	Hyundai Sonata GLS 450434
226571 2010	Chrysler 300 Touring AWD 331107	227441 2008	Hyundai Sonata GLS 392016
226865 2018	Chrysler 300 Touring 208246	227459 2012	Hyundai Veloster 069919
227464 2000	Custom Built Trail Single Axle Enclosed Trailer XXX	227355 2010	Infiniti FX35 854368
226709 2008	Dodge Avenger SXT 298945	226572 2005	Jeep Grand Cherokee Limited 600083
226979 1998	Dodge Ram 1500 136658	226582 2008	Kia Spectra5 SX 013188
227094 2010	Dodge Journey 224035	227016 2006	Kia Spectra5368268
227103 2002	Dodge Durango SLT+ 185668	227448 2011	Kia Optima LX 073135
227314 2008	Dodge Avenger SXT 216582	226992 2003	Land Rover Discovery II SE788602
227316 1993	Dodge Dakota 103146	227468 2003	Lincoln Navigator J10756
226622 2004	Ford Focus ZTW 176014	226833 2008	Mazda Mazdaspeed3 845484
226661 2013	Ford Focus SE 146450	227450 2002	Mazda Tribute LX/ES M56735
226972 2001	Ford Econoline E350 SD Wagon B13904	227465 2008	Mazda CX-9 143337
227095 2001	Ford F150 Supercrew D73708	226629 1999	Mercury Mountaineer J05672
227220 2010	Ford Fusion SE 406087	226775 2017	Nissan Rogue S/SV 536648
227286 2005	Ford Focus ZX4 313425	227097 2013	Nissan NV 1500/2500 106131
226580 2003	Honda CR-V LX 021604	227072 2001	Oldsmobile Alero GLS 205154
226583 2001	Honda Accord LX 107742	227269 1997	Plymouth Grand Voyager SE/Rallye 302230
226586 2002	Honda Accord SE 110242	227135 2004	Pontiac Grand Am SE1 689750
226587 2005	Honda Civic LX 000265	225380 2005	Subaru Legacy Outback 2.5l 350492
226612 1998	Honda Accord EX 035594	226695 2009	Toyota Sienna CE/LE 228967
226678 2003	Honda Accord EX 066970	226947 1993	Toyota Camry LE 147606
226692 1982	Honda GL1100I 211785	227099 1998	Toyota Camry 186651
226699 1985	Honda GL1200A 123180	227324 1996	Toyota Camry LE/XLE/SE 132524
226768 2007	Honda Civic SI 703223	226734 1900	Trailer Unknown 0



227219 2015 Volkswagen Passat S 004997  
226703 2020 Yamaha Golf cart FOUND  
225557 2008 Zhejiang Qianjiang 901021  
Date of Publication: November 26, 2021  
Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000079 To Whom It May Concern: On 9/23/2021 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: ANNIE L HARVEY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NATIONWIDE EQUITIES CORP., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: TRADITIONAL MORTGAGE ACCEPTANCE CORPORATION Date of Deed of Trust (DOT): 2/20/2020 Recorded Date of DOT: 3/02/2020 Reception No.of DOT: 2020030234 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$637,500.00 Outstanding Principal Amount as of the date hereof: \$269,449.98 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: THE NORTH 20 FEET OF LOT 38, ALL OF LOT 39 AND THE SOUTH 15 FEET OF LOT 40, BLOCK 31, OAKLAND, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3261 IVY 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 January 20, 2022, 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: 11/26/2021 Last Publication: 12/24/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:11/09/2021 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 #: 34531 ALISON L BERRY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112 Phone #: 3037069990 Attorney File #: 21-025893

#### 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**

2013 FORD F-150      D49720

Date of Publication: November 26, 2021

Published: Intermountain Jewish News

#### **NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S. Denver Probate Court Case No. 2021PR31616, Division: 3 In the Matter of the Estate of JOAN SULLIVAN, 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 March 26, 2022, or the claims may be forever barred.

JANE HANNA

Personal Representative

4000 Cathedral Ave., NW, #151B

Washington, DC 20016

JULIE M. KARAVAS , Atty. Reg. #: 45394

THOMAS D. KRANZ, Atty. Reg. #: 40421

Attorneys for the Personal Representative

Karavas & Kranz, PC

1123 Spruce Street, Suite 200

Boulder, CO80302

Phone Number:720.943.1095

FAX Number: 308.946.2503

E-mail: thomas@jkklegal.com

First Publication: November 26, 2021

Second Publication: December 3, 2021

Third Publication: December 10, 2021

Published: Intermountain Jewish News

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-

000078 To Whom It May Concern: On 9/22/2021 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: JOAN L

POWERS Original Beneficiary: MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS, INC. AS NOMINEE FOR

CHERRY CREEK MORTGAGE CO., ITS SUCCESSORS

AND ASSIGNS Current Holder of Evidence of Debt: CHERRY

CREEK MORTGAGE CO., INC. Date of Deed of Trust (DOT):

1/11/2017 Recorded Date of DOT: 1/17/2017 Reception No.of

DOT: 2017006305 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$228,000.00  
Outstanding Principal Amount as of the date hereof: \$98,776.34 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: BORROWER'S FAILURE TO OCCUPY AND USE THE PROPERTY AS BORROWER(S)' PRINCIPAL RESIDENCE AS REQUIRED UNDER THE DEED OF TRUST. SEE ATTACHED LEGAL DESCRIPTION PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 9/10/2021 AT RECEPTION NO. 2021172627 T CORRECT LEGAL DESCRIPTION. 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 585 S ALTON WAY 12B, DENVER, CO 80247  
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 January 20, 2022, 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: 11/26/2021 Last Publication: 12/24/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:11/09/2021 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 #: 34531 ALISON L BERRY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112Phone #: 3037069990 Attorney File #: 21-025837  
LEGAL DESCRIPTION

PARCEL 1:

An undivided 1/144th interest in and to Block 22, WINDSOR GARDENS EAST, FILING NO. 2, subject to casements of record.

PARCEL 2:

All of that space or area which lies between the ceiling and the floor, and the walls of Apartment No. 12-B, (for convenient reference, numbered as Unit No. 1308,) in Block 52, said

building located substantially as shown on the Area Plat Plan thereof: filed of record in the office of the Clerk and Recorder of the City and County of Denver, Colorado on the 29th day of February, 1968 in Condominium Plat Book I at page 72.

PARCEL 3:

An undivided 1/48th interest in and to the apartment building, equipment therein installed and appurtenant thereto within which the above described space or area is located.

Together with:

- (1) The exclusive right to use and occupy Parking Stall No. 11 in Parking Lot No. P-15 of said Block, located substantially as shown on the Area Plat Plan referred to above.
- (2) The exclusive right to use balconies, air-conditioners or other appliances which project beyond the space or area above described and contiguous thereto.
- (3) A right-of-way, in common with others, for ingress and egress to and from the property above described.
- (4) The right to use stairs, halls, passageways and other common areas in the apartment building described in Parcel 2 above, in common with other owners of such building, including their agents, servants, employees and invitees.
- (5) The right to use common areas in said Block in common with other owners of space or areas in apartment buildings now or hereafter constructed in said Block except the use of the common areas located in buildings other than that described in Parcel 2 above, including their agents, servants, employees and invitees.

City and County of Denver, State of Colorado. ("Land")

DISTRICT COURT, DENVER COUNTY, STATE OF  
COLORADO  
CIVIL ACTION NO. 2018CV031988

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY  
(Publication Notice)**

CHESTNUT CONDOMINIUM ASSOCIATION, INC.,  
Plaintiff,

v.

ROBERT D. PAYNE; BANK OF AMERICA, NA, AS  
SUCCESSOR BY MERGER TO NATIONSBANC  
MORTGAGE CORPORATION; and DEBRA JOHNSON, AS  
PUBLIC TRUSTEE OF DENVER COUNTY,  
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 City and Denver County, Colorado at 10: O'clock A.M., on the 20TH day of January, 2022, at the front steps of the City and County Building located 1437 Bannock St. Denver, CO 80202, phone number 720-865-9556. At which sale, the above described real property and improvements thereon will be sold to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale.

**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 \$17,653.57. PAYABLE TO THE DENVER DISTRICT COURT REGISTRY.**

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 January 29, 2019, Court Order dated September 17, 2021, and C.R.S. 38-38-101 et seq. by Chestnut Condominium Association, Inc. the holder and current owner of a lien recorded on October 19, 2015 at Reception No. 2015147063 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 Condominium Declaration for Chestnut Condominiums recorded on 03/17/1983 at 081563, Book 2768, Page 107 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 Chestnut Condominium Association, Inc. against real property legal described as follows:

CONDOMINIUM UNIT 4, IN CONDOMINIUM BUILDING G, CHESTNUT CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP NO. 3, RECORDED SEPTEMBER 1, 1983 IN CONDOMINIUM BOOK 24 AT PAGES 96 TO 102 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR CHESTNUT CONDOMINIUMS, RECORDED MARCH 17, 1983 IN BOOK 2768 AT PAGE 107 AND FIRST AMENDMENT THERETO RECORDED MARCH 25, 1983 IN BOOK 2775 AT PAGE 421 AND THIRD ANNEXATION THERETO RECORDED SEPTEMBER 1, 1983 IN BOOK 2897 AT PAGE 600, CITY AND COUNTY OF DENVER, STATE OF COLORADO;

And also known as: 4899 S. Dudley St. #G-4, Littleton, CO 80123

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.

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: October 26, 2021 Elias Diggins, Sheriff  
City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Eric Miller

First Publication: November 26, 2021

Last Publication: December 24, 2021

Published In: The Intermountain Jewish News

## **NOTICE OF SALE**

The following individuals are hereby notified that their vehicles are to be sold at **A - A TOWING, INC.** abandoned vehicle sale: Address: 314 S. Santa Fe Ave., Fountain, CO 80817, Phone: (719) 382-7741.

**YEAR/MAKE/MODEL VIN**

2012 Toyota 4 Runner 035690

Date of Publication: November 26, 2021

Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000076 To Whom It May Concern: On 9/17/2021 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: AUSSIE DEVELOPMENTS, LLC Original Beneficiary: MOUNTAIN WEST DEBT FUND, LP Current Holder of Evidence of Debt: MOUNTAIN WEST DEBT FUND, LP Date of Deed of Trust (DOT): 5/29/2018 Recorded Date of DOT: 6/22/2018 Reception No.of DOT: 2018077560 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$20,800,000.00 Outstanding Principal Amount as of the date hereof: \$39,760,722.39 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: DECLARES THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST 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: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1515 JULIAN STREET, DENVER, CO 80204

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 January 20, 2022, 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: 11/26/2021 Last Publication:

12/24/2021 Publisher: INTERMOUNTAIN JEWISH NEWS  
Dated:11/09/2021 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: HOLLAND & HART LLP ASPEN  
Denver Registration #: 15084 S. KENT KARBBER, 1800  
BROADWAY, #300, BOULDER, CO 80302Phone #: 303-473-  
2700 Attorney File #: 1515 JULIAN STREET

**LEGAL DESCRIPTION**

The property has the street address of 1515 Julian Street,  
Denver, Colorado.

Real property in the City of Denver, County of Denver, State of  
Colorado, described as follows:

Parcel A:

Lots 24, 25 and the South 3 feet of Lot 26, Block Thirty Two,  
Cheltenham Heights, as resubdivided by Busby and Williams,  
City and County of Denver, State of Colorado.

EXCEPTING therefrom that portion thereof conveyed to the  
City and County of Denver in Warranty Deed recorded  
January 10, 2017 at Reception No. 2017003319.

Parcel B:

The South 23 feet of Lot 27 and the North 22 feet of Lot 26,  
Block Thirty Two, Cheltenham Heights, as resubdivided by  
Busby and Williams, City and County of Denver, State of  
Colorado.

EXCEPTING therefrom that portion thereof conveyed to the  
City and County of Denver in Warranty Deed recorded  
January 10, 2017 at Reception No. 2017003319.

Parcel C:

Lots 28, 29 and the North 2 feet of Lot 27, Block Thirty Two,  
Cheltenham Heights, as resubdivided by Busby and Williams,  
City and County of Denver, State of Colorado.

EXCEPTING therefrom that portion thereof conveyed to the  
City and County of Denver in Warranty Deed recorded  
January 10, 2017 at Reception No. 2017003319.