

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 publicly 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.2021-000079 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

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

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.

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 #: 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.

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.2021-000078

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 80112 Phone #: 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")

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
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Third Publication: December 10, 2021
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
Arapahoe County District Court
Case No. 2021PR31282, Division CLX
In the Matter of the Estate of
MATTHEW E. MENDENHALL a/k/a MATTHEW ERIC
MENDENHALL a/k/a MATT MENDENHALL a/k/a MATT E.
MENDENHALL, 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 April 3, 2022, or the claims may be forever barred.

ANDREW STATHOPOULOS, Esq. Atty. Reg. #: 15251
Attorney for the Personal Representative
Stathopoulos & Associates, P.C.
6900 E. Belleview Ave., Suite 350
Greenwood Village, CO80111
Phone Number: 303-773-1500
FAX Number: 303-773-1722
E-mail: andy@stathopoulos.com
First Publication: December 3, 2021
Second Publication: December 10, 2021
Third Publication: December 17, 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

NOTICE OF SALE

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

Year/Make/Model	Vin #	
2008 BLACK CHEVY EQUINOX-		320850
2004 GRAY ACURA TSX-	009380	
2003 SILVER NISSAN ALTIMA-		277589
2005 RED JEEP LIBERTY -	507281	
Date of Publication: December 10, 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: **12/10/2021**:

STOCK YEAR	MAKE/MODEL	VIN	
228641 2004	Audi A4 1.8T Quattro AWD		129476
229240 2004	Audi S4	068157	
225710 2001	Audi TT Quattro	035215	

228938 2006	BMW 530XIT N00889		
229022 1999	BMW 328i R06050		
228613 1995	Buick Century Special		482880
228384 1988	Chevrolet Camaro	129273	
228392 1978	Chevrolet C20	132136	
228405 1975	Chevrolet Camaro	515789	
228399 1972	Chevrolet Malibu	529669	
228501 2012	Chevrolet Impala LT	164201	
228548 2002	Chevrolet Silverado K2500HD		139885
228597 2006	Chevrolet Impala LT	267478	
228614 2001	Chevrolet S10224339		
229035 2005	Chevrolet Equinox LT	008644	
229171 2008	Chevrolet Silverado K1500		277731
229246 1996	Chevrolet K1500	140434	
229071 2010	Chrysler 300C	145100	
229226 1974	Datsun 260z	006971	
227747 1977	Dodge Sportsman	041624	
228373 2005	Dodge Dakota Quad SLT		338403
228385 1972	Dodge Charger	199046	
228259 2001	Ford F150 B27128		
228449 2006	Ford Taurus SEL	231029	
228492 2002	Ford Taurus SES	231890	
228655 1999	Ford Explorer C13567		
228698 2003	Ford Escape XLT	B44380	
228799 1993	Ford Ranger Super Cab		A05207
228915 1996	Ford F250 A58457		
229091 2007	Ford F150 Supercrew	D49645	
229099 1998	Ford Explorer A90318		
229233 1997	Ford Explorer B89595		
228390 1973	GMC Sierra	517306	
229210 1995	GMC Safari XT	545017	
228401 1998	Honda CR-V EX	087179	
228595 2004	Honda Odyssey EX	130552	
228781 2000	Honda CR-V	041450	
228813 1998	Honda Shadow VT600CD		501285
229117 1997	Honda Civic	005990	

229152	2000	Honda Accord	050026	
229239	1991	Honda Civic	503302	
228809	2007	Hyundai Azera SE/Limited	186857	
229131	2007	Hyundai Sonata GLS	247228	
228403	1964	Jeep Wagoneer	107783	
228474	2002	Jeep Grand Cherokee Laredo	272107	
229085	2004	Jeep Liberty Sport	261896	
229120	2007	Kia Sorento EX/LX	715322	
228404	1977	Leisure Products Camper	Shell	
NOVIN				
229273	1998	Lexus Es 300	032333	
228487	2012	Mazda Mazda5	101018	
228590	2005	Mazda Mazda3S	294556	
228634	2009	Mazda Mazda3	202199	
228642	2002	Mitsubishi Lancer	008684	
228381	1989	Nissan Stanza	205138	
228388	1984	Nissan Maxima	204038	
228481	2005	Nissan Altima S/SL	137329	
228804	1997	Nissan Pathfinder LE/SE/XE	101970	
229217	2016	Nissan Versa S/S	PLUS/SV/SL	
822280				
227604	2005	Player Electric Ca Golf Cart	000245	
228252	2006	Pontiac G6	244118	
228369	2001	Pontiac Grand Am GT1	141784	
228387	1984	Pontiac J2000	246432	
228572	2006	Pontiac Grand Prix	205200	
228559	2002	Saturn SL2	194993	
228798	2000	Saturn LW2	679249	
228469	2006	Subaru B9 Tribeca	3.0 H6/Limited	
403501				
224679	2004	Subaru Legacy Outback AWP	640750	
228380	1986	Toyota Camry LE	481527	
228495	1996	Toyota Corolla	386095	
228621	2005	Toyota Corolla Matrix XR	401470	
228908	2001	Toyota Corolla CE/LE/S	445683	
229101	2005	Toyota Camry	597512	

228242	2015	Trailer 6x6 trailer	NONE
229021	2001	Volkswage Jetta	207628
214982	2003	Honda Civic	500024

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Published: Intermountain Jewish News

NOTICE OF DISSOLUTION

ROCKY MOUNTAIN REGULATORY AND QUALITY PARTNERS LTD. In accordance with Colorado Revised Statute §7-90-912, notice is hereby given, that Rocky Mountain Regulatory and Quality Partners, Ltd, a Colorado limited liability company (the "Company"), whose last known principal office was 6699 E 950 S Huntsville, Utah 84317 was dissolved effective Nov. 29, 2021. Any party asserting a claim, that is not otherwise barred by applicable statute of limitations or applicable Colorado law, against the Company must present such claim in accordance with this notice. Each such claim must be in writing and must include the following information: (a) the name, mailing address, and telephone number of the claimant; (b) the name or title of the individual whom the Company may contact about the claim and, if different from the telephone number of the claimant, the telephone number of such individual; (c) the date the claim was discovered; (d) the dollar amount of the claim and the remedy sought; (e) facts and documentation in support of the claim; and (f) any other information that may assist the Company in evaluating the claim. The claim must be sent to: Rocky Mountain Regulatory and Quality Partners Ltd, c/o Milgrom & Daskam, 1550 Larimer St. #503, CO 80202, Attn: Jon Milgrom. Unless sooner barred by any other statute limiting actions, any claim against the dissolved entity will be barred if an action to enforce the claim is not commenced within five years after the publication of the notice or within four months after the claim arises, whichever is later.

First Publication: December 3, 2021
Last Publication: December 31, 2021
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000083 To Whom It May Concern: On 10/04/2021 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: JACQUELINE J. SHREVE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019—HB1 Date of Deed of Trust (DOT): 2/16/2017 Recorded Date of DOT: 2/22/2017 Reception No.of DOT: 2017025250 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$195,000.00 Outstanding Principal Amount as of the date hereof: \$68,641.95 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 9300 E CENTER AVENUE APT 6B, 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 February 3, 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: 12/10/2021 Last Publication: 1/07/2022 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:11/23/2021 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 #: CO11078 SCHEDULE "A" LEGAL DESCRIPTION

PARCEL I:

AN UNDIVIDED 1/72ND INTEREST IN AND TO BLOCK 19, WINDSOR GARDENS EAST FILING NO. 2, SUBJECT TO EASEMENTS OF RECORD.

PARCEL II:

ALL THAT SPACE OR AREA WHICH LIES BETWEEN THE CEILING AND THE FLOOR, AND THE WALLS OF THE APARTMENT NO. 6-B (FOR CONVENIENT REFERENCE, NUMBERED AS UNIT NO. 1046) IN BUILDING NO. 57 NOW OR HEREAFTER CONSTRUCTED ON 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 AUGUST 25, 1967, UNDER RECEPTION NO. 99666.

PARCEL III:

AN UNDIVIDED 1/48 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 SPACE NO. 204 IN PARKING LOT NO. P-20 OF SAID BLOCK, LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN REFERENCE 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 PROPERTY ABOVE DESCRIBED.

(4) THE RIGHT TO USE STAIRS, HALLS, PASSAGE WAYS AND OTHER COMMON AREAS IN THE APARTMENT BUILDING DESCRIBED IN PARCEL II 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 BUILDING NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK EXCEPT THE USE OF COMMON AREAS LOCATED IN BUILDINGS OTHER THAN THAT DESCRIBED IN PARCEL II ABOVE, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES.

ALL IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

For identification purposes only: 9300 East Center Avenue #6B, Denver, CO 80247

**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 #
2009 CHEVROLET COBALT	220646
1997 FORD F150	B11797
1997 FORD F150	D27616
2000 HONDA ACCORD	093885
2002 MINI COOPER S	D57799
2002 TOYOTA 4RUNNER	222121
2003 NISSAN ALTIMA	122379
2005 GMC SIERRA	154324
1999 SUBARU LEGACY	316819
2005 GILLIG TRANSIT BUS	076175
2005 GILLIG TRANSIT BUS	076224
2010 HONDA CIVIC	064310
1990 BUICK LESABRE	402454
2001 TOYOTA CAMRY	794665
2005 DODGE NEON	195134
2004 NISSAN MAXIMA	905811
1999 LEXUS RX300	050675
1998 SUBARU LEGACY	613571
1998 FORD EXPLORER	B01611
2006 HUMMER H3	114814
2012 CHRYSLER 200	226614
2000 FORD F750	A02392
2009 CHEVROLET MALIBU	131367
2009 CHEVROLET COBALT	168231

2003 CHEVROLET TAHOE 123472
1999 HONDA PASSPORT 425078
2012 HONDA CIVIC 384534
Date of Publication: December 10, 2021
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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
1998 Toyota Corolla	124184
2004 FORD E250	A29244

Date of Publication: December 10, 2021
Published: Intermountain Jewish News

DISTRICT COURT, Denver COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2021CV031614 DIVISION NO. 466

NOTICE OF SHERIFF'S SALE

Plaintiff, The Townhouse Condominium Association, Inc.

v.

Defendants, JOSEPH F. SHINKUNAS et al
Regarding: A Condominium Unit Consisting Of Apartment Unit Number 2276, Building D, Together With an Appurtenant Undivided 3.18 Percent interest in and to the general common Elements, The Townhouse, According To Map Thereof Filed For Record And The Condominium Declaration For The Townhouse Recorded In Book 9128, Pages 331 Through 349, Together With The Right To Use The Following Limited Common Elements: The Right To Exclusive Use Of The Patio And Yard Areas Adjoining And Associated With Apartment Unit Number 2276, Building D, As The Same Are Depicted And Shown On The Map, City And County Of Denver, State Of Colorado.

Also known as: 2276 S Sherman St, Denver CO 80210
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 10:00 A.M., on the 27TH day of January 2022, at the front steps of the City and County building located at 1437 Bannock St. Denver, CO 80202; phone number 720-865-8703. 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 MADE PAYABLE TO THE DENVER DISTRICT COURT REGISTRY. JUDGEMENT IS IN THE AMOUNT OF \$11,468.45.**

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 September 28, 2021, and C.R.S. 38-38-101 et seq., by The Townhouse Condominium Association, Inc., the current holder of a lien recorded on November 13, 2020 at Rec. No. 2020190592, 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 Condominium Declaration for The Townhouse, recorded on at Reception No. 55797 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 The Townhouse Condominium Association, Inc., **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.

In this regard, you may desire and are advised to consult with your own private attorney.

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 2ND day of November, 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: December 3, 2021

Last Publication: December 31, 2021

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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
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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 80302 Phone #: 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.

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: 12/10/2021:

STOCK YEAR	MAKE/MODEL	VIN
226689	1988 Chevrolet Celebrity	507300
228502	2000 Chevrolet Suburban	145230
228535	2008 Chevrolet Uplander	104515
228800	2007 Chevrolet HHR	596707
228737	1986 Coleman Pop up	NONE
228504	1995 Ford Explorer B81015	
228645	2003 Ford Windstar A66538	
229112	2006 Ford Explorer A15215	
228484	2003 GMC Yukon 252067	
228785	1995 GMC Sierra 553539	
228822	1990 Homemade Trailer	NONE
228587	2018 Honda Civic 231181	
228777	2012 Hyundai Elantra 138394	
229228	2006 Infiniti G35 516253	
228498	2008 Jeep Grand Cherokee Laredo	232593
228476	2003 Lincoln Aviator J43244	
229211	2007 Mercedes-Benz S 082382	
206450	2004 Mercury ML500 470622	
228788	2002 Mitsubishi Montero 011511	
228496	1998 Nissan Pathfinder 236974	
228793	2009 Nissan Sentra 665530	
228796	1997 Pontiac Sunfire 564951	
229237	2004 Pontiac Grand Am 539550	
228538	2002 Saturn SL2 200399	
228759	1992 Subaru Legacy 908733	
228506	1991 Toyota Celica 077149	
228696	2000 Toyota 4 Runner 034522	
228779	2005 Toyota Matrix 455227	
229106	2003 Volvo S60 259076	
228376	1992 Yamaha XT225 001841	

Date of Publication: December 10, 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

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

District Court Jefferson County

Case No. 2021PR31356

In the Matter of the Estate of

MICHAEL LAMONT CHASE, 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 Jefferson County, Colorado on or before April 10, 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

P.O.Box 271621

Littleton, CO 80127

Bradley J. Frigon, Esq. #27883

Maureen H. Cook Esq. #21465

Phone Number:(720) 200-4025

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

First Publication: December 10, 2021

Second Publication: December 17, 2021

Third Publication: December 24, 2021

Published: Intermountain Jewish News

DISTRICT COURT, COUNTY OF DENVER, STATE OF COLORADO

CASE NO. 2021CV32370, DIV. 409

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

Defendants: ADMASU WOLDE; BANK OF AMERICA, N.A.; and THE OFFICE OF THE PUBLIC TRUSTEE FOR DENVER COUNTY
NOTICE OF SHERIFF'S SALE

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to the Denver County District Court's Order for Default Judgment and Decree of Foreclosure dated October 1, 2021, and C.R.S. §38-38-101 et seq., by Master Homeowners Association for Green Valley Ranch ("Association"), the current holder of a statutory lien. The judicial foreclosure is based on a default under the Master Declaration for Green Valley Ranch, recorded with the Denver County Clerk and Recorder on October 30, 1984, at Reception No. 036650, as amended ("Declaration"). The Declaration, as recorded, establishes a lien for the benefit of Master Homeowners Association for Green Valley Ranch, **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS** legally described as follows:

LOT 11, BLOCK 6, GREEN VALLEY RANCH FILING NO. 24 CITY AND COUNTY OF DENVER, STATE OF COLORADO. Also known as 21535 E 39th Avenue, Denver, CO 80249 ("Property")

The Property being foreclosed is all of the property encumbered by the Association's lien. You are advised that the parties liable thereon, the owner of the Property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes. In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law.

The Sheriff's sale has been scheduled to occur at 10:00 A.M., on the 3rd day of February, 2022, on the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, Colorado 80202; telephone number 720-865-9556. At the sale, the Sheriff will sell the above described real property and improvements thereon to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in or to said real property in connection with this sale.

BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID AT THE TIME OF SALE. JUDGEMENT IS IN THE AMOUNT OF \$8,171.50.

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

DATED at Denver County, Colorado, this 9th day of November, 2021.

Elias Diggins

Sheriff of Denver County, Colorado

By: Deputy Sheriff Sergeant Eric Miller

First Publication: December 10, 2021

Last Publication: January 7, 2022

Published In Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

Plaintiff: TAXI 2 CONDOMINIUM ASSOCIATION, INC., a Colorado non-profit corporation,

Defendants: DOUGLAS TAPIA; BAYVIEW LOAN SERVICING, LLC; PAUL LOPEZ AS PUBLIC TRUSTEE FOR DENVER COUNTY; STEVE ELLINGTON AS TREASURER FOR DENVER COUNTY; UNKNOWN TENANT(S) IN POSSESSION.

Case Number: 2021CV030357

SHERIFF'S NOTICE OF SALE

Under a Judgment and Decree of Foreclosure entered on September 9, 2021 in the above-captioned action, I am ordered to sell certain real property as follows:

Original Lienee Douglas Tapia

Original Lienor Taxi 2 Condominium Association, Inc.

Current Holder of the evidence of debt Taxi 2 Condominium Association, Inc.

Date of Lien being foreclosed December 4, 2019

Date of Recording of Lien being foreclosed December 13, 2019

County of Recording Denver

Recording Information 2019175118

Original Principal Balance of the secured indebtedness \$3,187.11

Outstanding Principal Balance of the secured indebtedness as of the date hereof \$18,791.86

Amount of Judgment entered September 9, 2021 \$17,024.64

Description of property to be foreclosed:

Residential Unit 311, Taxi 2 Condominiums, according to the Condominium Map thereof, recorded on April 16, 2007, at Reception No. 2007060282, in the records of the office of the Clerk and Recorder of the City and County of Denver, Colorado, and as defined and described in Taxi 2 Condominium Declaration recorded on April 16, 2007, at Reception No. 2007060281, in said records, City and County of Denver, State of Colorado.

Also known as: 3457 Ringsby Court, #311, Denver, CO 80216.

THE PROPERTY TO BE FORECLOSED AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN.

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

The covenants of Plaintiff have been violated as follows: failure to make payments on said indebtedness when the same were due and owing.

NOTICE OF SALE

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10:00 o'clock A.M., on February 3, 2022, on the front steps of the City and County Building, located at 1437 Bannock St., Denver, CO 80202, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law. **Bidders are required to have cash or certified funds to cover the highest bid. Certified funds are payable to the Denver District Court Registry. Judgement is in the amount of \$17,024.64.**

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 LAW 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 UNDER THE LIEN BEING FORECLOSED.

The name, address and telephone number of each of the attorneys representing the holder of the evidence of the debt is as follows:

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

Date: November 11, 2021

Elias Diggins, Denver County Sheriff
Denver County, Colorado

By: Deputy Sheriff Sergeant Eric Miller

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: December 10, 2021

Last Publication: January 7, 2022

Name of Publication: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000084
To Whom It May Concern: On 10/04/2021 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: L. LEE LOEB Original Beneficiary: FIRST NLC FINANCIAL SERVICES, LLC Current Holder of Evidence of Debt: DEUSTCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY HOME EQUITY LOAN TRUST 2005-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-2 Date of Deed of Trust (DOT): 11/24/2004 Recorded Date of DOT: 5/23/2005 Reception No.of DOT: 2005084883** DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt:

\$310,500.00 Outstanding Principal Amount as of the date hereof: \$341,344.69 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: MORES PARK HEIGHTS 01311 BLOCK 8, LOT 14 AND NORTH 1/2 OF LOT 15 EXCLUDING REAR 6 FEET TO CITY, ALSO KNOWN AS STREET AND NUMBER 2237 EUDORA ST., CITY AND COUNTY OF DENVER, STATE OF COLORADO. ** THIS LOAN HAS BEEN MODIFIED BY A HOME AFFORDABLE MODIFICATION AGREEMENT WITH AN EFFECTIVE DATE OF JUNE 01, 2012. Which has the address of 2237 EUDORA 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 February 3, 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: 12/10/2021 Last Publication: 1/07/2022 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/23/2021 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 #: CO10852

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000086 To Whom It May Concern: On 10/04/2021 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: SADIE W LATTA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MCM HOLDINGS INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: REVERSE MORTGAGE FUNDING LLC Date of Deed of Trust (DOT): 7/29/2016 Recorded Date of DOT: 8/03/2016 Reception No.of DOT: 2016102713 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$525,000.00 Outstanding Principal Amount as of the date hereof: \$236,797.80 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: LOTS 6 AND 7 AND THE SOUTH 5 FEET OF LOT 5 AND THE NORTH 5 FEET OF LOT 8, BLOCK 2, LOUSTANO AVENUE HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 2670 LEYDEN 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 February 3, 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: 12/10/2021 Last Publication: 1/07/2022 Publisher:

INTERMOUNTAIN JEWISH NEWS Dated:11/23/2021 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 #: 21-025910

**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 #

2001 Ford F-350- Gold Color- B69872

2003 Wabash- White Color- 862326

1995 Blue Ribbon F40102- Black Color- 163723

Date of Publication: December 10, 2021

Published: Intermountain Jewish News

**DISTRICT COURT, COUNTY OF DENVER, STATE OF
COLORADO**

CASE NO. 2021CV032182 DIV. 424

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

vs.

**Defendants: SHERRI ANNE PIPKIN; and CITY AND COUNTY OF
DENVER**

**SHERIFF'S SALE AND NOTICE OF RIGHTS TO CURE AND
RIGHTS TO REDEEM**

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to the Denver County District Court's Order for Default Judgment and Decree of Foreclosure dated September 20, 2021, and C.R.S. §38-38-101 et seq., by Master Homeowners Association for Green Valley

Ranch ("Association"), the current holder of a statutory lien. The judicial foreclosure is based on a default under the Master Declaration for Green Valley Ranch, recorded with the Denver County Clerk and Recorder on October 30, 1984, at Reception No. 036650, as amended ("Declaration"). The Declaration, as recorded, establishes a lien for the benefit of Master Homeowners Association for Green Valley Ranch, **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS** legally described as follows:

LOT 9, BLOCK 6, GREEN VALLEY RANCH FILING NO. 7, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Also known as 4373 Liverpool Court, Denver, CO 80249 ("Property") The Property being foreclosed is all of the property encumbered by the Association's lien. You are advised that the parties liable thereon, the owner of the Property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes. In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law.

The Sheriff's sale has been scheduled to occur at 10:00 A.M., on the 27th day of January, 2022, on the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, Colorado 80202; telephone number 720-865-9556. At the sale, the Sheriff will sell the above described real property and improvements thereon to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in or to said real property in connection with this sale.

**BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED
FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID MADE
PAYABLE TO THE DENVER DISTRICT COURT REGISTRY.
JUDGEMENT IS IN THE AMOUNT OF \$ 11,547.92.**

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

DATED at Denver County, Colorado, this 4TH day of November 4, 2021.

Elias Diggins, Sheriff of Denver County, Colorado

By: Deputy Sheriff Sergeant Eric Miller

First Publication: December 3, 2021

Last Publication: December 31, 2021

Published In: The Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000085
To Whom It May Concern: On 10/04/2021 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: FRANKLIN W. LANDAUER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GENWORTH FINANCIAL HOME EQUITY ACCESS, INC. N/K/A LIBERTY HOME EQUITY SOLUTIONS, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: REVERSE MORTGAGE SOLUTIONS, INC. Date of Deed of Trust (DOT): 1/16/2013 Recorded Date of DOT: 1/24/2013 Reception No.of DOT: 2013011155 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$870,000.00 Outstanding Principal Amount as of the date hereof: \$693,212.68 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: LOTS 1 AND 2 AND THE NORTH 3 FEET OF LOT 3, BLOCK 3, CHERRY HILLS VISTA, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2800 S YORK 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.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 3, 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: 12/10/2021 Last Publication: 1/07/2022 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:11/23/2021 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-20-886475-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000087 To Whom It May Concern: On 10/04/2021 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 LEMBERGER Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I Date of Deed of Trust (DOT): 5/31/2018 Recorded Date of DOT: 5/31/2018 Reception No.of DOT: 2018064563 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$190,000.00 Outstanding Principal Amount as of the date hereof: \$186,866.37 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: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 9180 E CENTER AVE. #2B, DENVER, CO 80247-1431

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 February 3, 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: 12/10/2021 Last Publication: 1/07/2022 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:11/23/2021 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 #: 19-023233

LEGAL DESCRIPTION

PARCEL 1:

AN UNDIVIDED 1/96TH INTEREST IN AND TO BLOCK 18, WINDSOR GARDENS EAST, FILING NO. 2, SUBJECT TO EASEMENTS AND RESERVATIONS OF RECORD.

PARCEL 2:

ALL OF THAT SPACE OR AREA WHICH LIES BETWEEN THE CEILING AND THE FLOOR, AND THE WALLS OF APARTMENT NO. 2-B (FOR CONVENIENT REFERENCE, NUMBERED AS UNIT NO. 1106), IN BUILDING NO. 55 NOW OR 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 24TH DAY OF NOVEMBER, 1967, IN CONDOMINIUM PLAT BOOK ONE AT PAGE 68.

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. 33 IN PARKING LOT NO. P-19 IN 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, PASSAGE WAYS 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.

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Arapahoe County
Case No. 2021PR31232

**In the Matter of the Estate of
KENNETH WILLIAM ZANK a/k/a KENNETH W. ZANK a/k/a KEN
ZANK a/k/a KEN W. ZANK, 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 April 10, 2022, or the claims may be forever barred.

JANE FRANCES ZANK
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: December 10, 2021
Second Publication: December 17, 2021
Third Publication: December 24, 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, COUNTY OF DENVER, STATE OF COLORADO

CASE NO. 2021CV032409 DIV. 409

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

vs.

Defendants: PATRICIA A. HOLEMAN; CASTLE & COOKE MORTGAGE, LLC; and THE OFFICE OF THE PUBLIC TRUSTEE FOR DENVER COUNTY

NOTICE OF SHERIFF'S SALE

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to the Denver County District Court's Order for Default Judgment and Decree of Foreclosure dated October 1, 2021, and C.R.S. §38-38-101 et seq., by Master Homeowners Association for Green Valley Ranch ("Association"), the current holder of a statutory lien. The judicial foreclosure is based on a default under the Master Declaration for Green Valley Ranch, recorded with the Denver County Clerk and Recorder on October 30, 1984, at Reception No. 036650, as amended ("Declaration"). The Declaration, as recorded, establishes a lien for the benefit of Master Homeowners Association for Green Valley Ranch, **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS** legally described as follows:

LOT 6, BLOCK 7, GREEN VALLEY RANCH FILING NO. 1. CITY AND COUNTY OF DENVER, STATE OF COLORADO. Also known as 18941 E 44th Place, Denver, CO 80249 ("Property")

The Property being foreclosed is all of the property encumbered by the Association's lien. You are advised that the parties liable thereon, the owner of the Property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes. In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law.

The Sheriff's sale has been scheduled to occur at 10:00 A.M., on the 3rd day of February, 2022, on the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, Colorado 80202; telephone number 720-865-9556. At the sale, the Sheriff will sell the above described real property and improvements thereon to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in or to said real property in connection with this sale.

BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID PAYABLE TO THE DENVER DISTRICT COURT REGISTRY. JUDGEMENT IS IN THE AMOUNT OF \$7,324.76.

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

DATED at Denver County, Colorado, this 9TH day of November, 2021.

Elias Diggins

Sheriff of Denver County, Colorado

By: Deputy Sheriff Sergeant Eric Miller

First Publication: December 10, 2021

Last Publication: January 7, 2022

Published In Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 21C01039, Courtroom: 186

Public Notice is given on 12-6-21 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver County** Court.

The Petition requests that the name of HOLDEN ALBERT BIRD BREDEMANN be changed to HOLDEN ALBERT BIRDEMANN.
Terrie Langham, Clerk of the Court
First Publication: December 10, 2021
Second Publication: December 17, 2021
Third Publication: December 24, 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

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 21C01004, Courtroom: 175

Public Notice is given on 12-3-21 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver County** Court. The Petition requests that the name of AALIYAH JAMILA MOORE be changed to AALIYAH JAMILA SAID.

Clerk of the Court

First Publication: December 10, 2021

Second Publication: December 17, 2021

Third Publication: December 24, 2021

Published: Intermountain Jewish News

Public Notice for vehicles to be sold by Majestic Towing

Year/Make/Model	Vin #
2007 Toyota Camry -	145956
2009 Mitsubishi Lancer -	008588
2012 Kia Sorento -	288901

Majestic Towing

POBox 33143

Denver, CO80233

720-775-2702

Date of Publication: December 10, 2021

Published: Intermountain Jewish News

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