

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000072 To Whom It May Concern: On 9/09/2021 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: TODD A DUNSTON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR IDEAL HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER Date of Deed of Trust (DOT): 5/23/2017 Recorded Date of DOT: 6/01/2017 Reception No.of DOT: 2017071545 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$237,000.00 Outstanding Principal Amount as of the date hereof: \$225,393.71 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: VIOLATIONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 25, BLOCK 6, THE VISTAS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 14391 E ELK DR., DENVER, CO 80239

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 6, 2022, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 11/12/2021 Last Publication: 12/10/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/20/2021 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L BERRY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112 Phone #: 3037069990 Attorney File #: 20-024363

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2021-000075 To Whom It May Concern: On 9/09/2021 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARY B STITES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC Date of Deed of Trust (DOT): 1/14/2020 Recorded Date of DOT: 1/21/2020 Reception No.of DOT: 2020008350 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$435,000.00 Outstanding Principal Amount as of the date hereof: \$48,110.04 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: BORROWER'S FAILURE TO OCCUPY AND USE THE PROPERTY AS BORROWER(S)' PRINCIPAL RESIDENCE AS REQUIRED UNDER THE DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1050 S MONACO PARKWAY #65, DENVER, CO 80224 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby

Given that I will, at 10:00 AM in the forenoon of January 6, 2022, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 11/12/2021 Last Publication: 12/10/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/20/2021 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration#: 34531 ALISON L BERRY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112 Phone #: 3037069990 Attorney File#: 21-025833

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

Description of Property

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000068 To Whom It May Concern: On 9/09/2021 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SANTA FE INVESTMENT LLC Original Beneficiary: WELLS FARGO BANK, NATIONAL ASSOCIATION Current Holder of Evidence of Debt: WELLS FARGO BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/07/2014 Recorded Date of DOT: 2/10/2014 Reception No.of DOT: 2014015058 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$380,000.00 Outstanding Principal Amount as of the date hereof: \$305,308.51 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: **THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN**

VIOLATED AS FOLLOWS: FAILURE TO MAKE PAY THE INDEBTEDNESS WHEN THE SAME WERE DUE AND OWING, AND THE LEGAL HOLDER OF THE INDEBTEDNESS HAS DECLARED THE SAME IMMEDIATELY FULLY DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT ‘A’ AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 2361 S. RACE ST., DENVER, CO 80210

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 6, 2022, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)’ heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys’ fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee’s Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 11/12/2021 Last Publication: 12/10/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/20/2021 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: VON GUNTEN LAW LLC Denver Registration #: 17096 DAVID VON GUNTEN ESQ., 2696 SOUTH COLORADO BLVD, SUITE 302, DENVER, CO 80222 Phone #: 303-504-0055 Fax #: 303-504-0044 Attorney File #: 2361 S. RACE ST.

Exhibit A

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2021-000067 To Whom It May Concern: On 9/09/2021 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: RACE PROPERTY INVESTMENT LLC Original Beneficiary: WELLS FARGO BANK, NATIONAL ASSOCIATION Current Holder of Evidence of Debt: WELLS FARGO BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/07/2014 Recorded Date of DOT: 2/10/2014 Reception No. of DOT: 2014015092 DOT Recorded in Denver County. Original

Principal Amount of Evidence of Debt: \$400,000.00
Outstanding Principal Amount as of the date hereof: \$329,384.66 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE PAY THE INDEBTEDNESS WHEN THE SAME WERE DUE AND OWING, AND THE LEGAL HOLDER OF THE INDEBTEDNESS HAS DECLARED THE SAME IMMEDIATELY FULLY DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 2347 S RACE ST #2351, DENVER, CO 80210
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 6, 2022, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver

County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 11/12/2021 Last Publication: 12/10/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/20/2021 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: VON GUNTEN LAW LLC Denver Registration #: 17096 DAVID VON GUNTEN ESQ., 2696 SOUTH COLORADO BLVD, SUITE 302, DENVER, CO 80222 Phone #: 303-504-0055 Fax #: 303-504-0044 Attorney File #: 2347 S RACE ST #2351

Exhibit A

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000058 To Whom It May Concern: On 9/02/2021 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ROBERT W. JACKSON, AS SURVIVING JOINT TENANT OF THE

ESTATE OF ROBERTA J. JACKSON Original Beneficiary: FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF LEHMAN BROTHERS BANK, FSB Current Holder of Evidence of Debt: BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST Date of Deed of Trust (DOT): 5/21/2004 Recorded Date of DOT: 6/16/2004 Reception No. of DOT: 2004127594 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$379,500.00 Outstanding Principal Amount as of the date hereof: \$233,741.23 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, DEATH OF ALL NAMED MORTGAGORS UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS TWENTY THREE (23) AND TWENTY-FOUR (24), BLOCK 2, KIMBALL-KROFT SECOND FILING. CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1501 E AMHERST AVE., DENVER, CO 80210

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of December 30, 2021, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public

auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 11/05/2021 Last Publication: 12/03/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/12/2021 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Attorney File #: CO-21-892309-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000055 To Whom It May Concern: On 8/31/2021 the

undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SUSAN MARIE SHERMAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FINANCE OF AMERICA REVERSE LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC Date of Deed of Trust (DOT): 9/19/2019 Recorded Date of DOT: 10/01/2019 Reception No.of DOT: 2019135735 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$510,000.00 Outstanding Principal Amount as of the date hereof: \$145,559.56 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY THE DEBT IN FULL FOLLOWING THE DEATH OF THE BORROWER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT TWO (2), BLOCK THREE (3), MAR-LEE MANOR NO. THREE (3) CITY AND COUNTY OF DENVER AND STATE OF COLORADO. Which has the address of 1810 S VRAIN ST, DENVER, CO 80219 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of December 30, 2021, Online at

<https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 11/05/2021 Last Publication: 12/03/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/12/2021 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO11066

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

**District Court, 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

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

**In the Matter of the Estate of
TRACY LAND MOTT, Deceased.**

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

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

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

DISTRICT COURT, DENVER COUNTY, STATE OF
COLORADO

CIVIL ACTION NO. 2021CV031468, Division/Courtroom 275

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

JASMINE PARK EAST CONDOMINIUM ASSOCIATION,
INC.,

Plaintiff,

v.

ALICE F. SHEWMAKER; QUICKEN LOANS, LLC;
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.; and PAUL D. LOPEZ AS THE CITY AND COUNTY OF
DENVER PUBLIC TRUSTEE, et al.

Defendant(s).

TO THE ABOVE NAMED DEFENDANTS, Please take notice:

You and each of you are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the Civil Division of the Sheriff's Department of Denver County, Colorado at 10:00 O'clock A.M., on the 6th day of January, 2022, at , the front steps on the City and County building located 1437 Bannock St., Denver, CO 80202, phone number 720-865-9556. At which sale, the above described real property and improvements thereon will be sold to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale.

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

PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY. Judgment is in the amount of \$10,616.83.

This is to advise you that a Sheriff's sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to Court Order dated August 30, 2021, and C.R.S. 38-38-101 et seq. by Jasmine Park East Condominium Association, Inc., the holder and current owner of a lien recorded on August 8, 2020 at Reception No. 2020076957 in the records of the Clerk and Recorder of the City and County of Denver, State of Colorado. The foreclosure is based on a default under the Declaration of Jasmine Park East Condominium Association, Inc. recorded on 04/21/1986 at 056694 in the records of the Clerk and Recorder of the City and County of Denver, State of Colorado. The Declaration establishes a lien for the benefit of Jasmine Park East Condominium Association, Inc. against real property legal described as follows:

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

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

You may have an interest in the real property being affected, or have certain rights or suffer certain liabilities or loss of your interest in the subject property as a result of said foreclosure.

You may have the right to redeem the real property or you may have the right to cure a default under the instrument being foreclosed For the purpose of paying off, curing the default, or redemption as provided by the aforementioned laws, intent must be directed to or conducted at the Denver County Sheriff's Office, Civil Division, 201 W. Colfax Ave., Denver, CO 80202.

You are advised that the parties liable thereon, the owner of the property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto. In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights; therefore, you should read and review all the applicable statutes and laws in order to

determine which requisite procedures and provisions control your rights in the subject property.

All telephone inquiries for information should be directed to the office of the undersigned Sheriff at 720-865-9556. The name, address and telephone number of the attorney representing the legal owner of the above described lien is Kate M. Leason, Esq., Reg. No. 41025, Altitude Community Law P.C., 555 Zang Street, Suite 100, Lakewood, Colorado 80228-1011, 303.432.9999.

Elias Diggins Sheriff Denver County

By: Eric Miller Deputy Sheriff Sergeant

Dated: October 13, 2021

First Publication: November 12, 2021

Last Publication: December 10, 2021

Published In: The Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000059 To Whom It May Concern: On 9/02/2021 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOSEPH LIBKEY Original Beneficiary: COST FUND 1, LLC Current Holder of Evidence of Debt: COST FUND 1, LLC Date of Deed of Trust (DOT): 2/09/2018 Recorded Date of DOT: 2/12/2018 Reception No.of DOT: 2018016411 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$374,000.00 Outstanding Principal Amount as of the date hereof: \$374,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS THAT WERE VIOLATED UNDER THE DEBT, THE DEED OF TRUST, OR

BOTH, ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED ARE AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A', AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1700 BASSETT ST #2119, DENVER, CO 80202

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of December 30, 2021, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 11/05/2021 Last Publication: 12/03/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/12/2021 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BURNS WALL AND MUELLER PC Denver Registration #: 12217 ROBERT T. COSGROVE, BURNS, WALL AND MUELLER, P.C., 303 EAST 17TH AVENUE, SUITE 920, DENVER, COLORADO 80203 Phone #: 303-830-7000 Attorney File #: 1700 BASSETT ST. #2119 EXHIBIT A

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000057 To Whom It May Concern: On 9/02/2021 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be

recorded in Denver County. Original Grantor: LARRY J. KLINGENBERG Original Beneficiary: URBAN FINANCIAL GROUP, INC. Current Holder of Evidence of Debt: BANK OF AMERICA, N.A. Date of Deed of Trust (DOT): 10/06/2006 Recorded Date of DOT: 10/27/2006 Reception No.of DOT: 2006171891 DOT Recorded in Denver County.

Original Principal Amount of Evidence of Debt: \$225,000.00 Outstanding Principal Amount as of the date hereof: \$147,280.65 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY TAX AND INSURANCE PAYMENTS UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 6, BLOCK 5, SOUTHLAWN GARDENS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2760 WEST WESLEY AVENUE, DENVER, CO 80219

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of December 30, 2021, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the

indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 11/05/2021 Last Publication: 12/03/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/12/2021 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 24423 HOLLY R SHILLIDAY, 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 Phone #: 8773696122 Attorney File #: CO-20-884855-LL

Notice is given by The Denver Folklore Center, Denver Colorado, to Michael J. Salzman, that the following abandoned property will be disposed of: Taylor Big Baby Guitar.

Date of Publication: December 3, 2021

Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No.2021-000079 To Whom It May Concern: On 9/23/2021 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ANNIE L HARVEY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NATIONWIDE EQUITIES CORP., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: TRADITIONAL MORTGAGE ACCEPTANCE CORPORATION Date of Deed of Trust (DOT): 2/20/2020 Recorded Date of DOT: 3/02/2020 Reception No.of DOT: 2020030234 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$637,500.00 Outstanding Principal Amount as of the date hereof: \$269,449.98 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO THE FOLLOWING: THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN. The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE NORTH 20 FEET OF LOT 38, ALL OF LOT 39 AND THE SOUTH 15 FEET OF LOT 40, BLOCK 31, OAKLAND, CITY AND COUNTY OF DENVER, STATE OF

COLORADO. Which has the address of 3261 IVY STREET, DENVER, CO 80207

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 20, 2022, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 11/26/2021 Last Publication: 12/24/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:11/09/2021 Paul Lopez DENVER COUNTY Public Trustee. The name, address and telephone numbers of the

attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L BERRY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112 Phone #: 3037069990 Attorney File #: 21-025893

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

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT
TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2021PR31616, Division: 3
In the Matter of the Estate of
JOAN SULLIVAN, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado on or before March 26, 2022, or the claims may be forever barred.

JANE HANNA

Personal Representative

4000 Cathedral Ave., NW, #151B

Washington, DC 20016

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

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

Attorneys for the Personal Representative

Karavas & Kranz, PC

1123 Spruce Street, Suite 200

Boulder, CO80302

Phone Number:720.943.1095

FAX Number: 308.946.2503

E-mail: thomas@jkklegal.com

First Publication: November 26, 2021

Second Publication: December 3, 2021

Third Publication: December 10, 2021

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000078 To Whom It May Concern: On 9/22/2021 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOAN L POWERS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CHERRY CREEK MORTGAGE CO., INC. Date of Deed of Trust (DOT): 1/11/2017 Recorded Date of DOT: 1/17/2017 Reception No.of DOT: 2017006305 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$228,000.00 Outstanding Principal Amount as of the date hereof: \$98,776.34 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: BORROWER'S FAILURE TO OCCUPY AND USE THE PROPERTY AS BORROWER(S)' PRINCIPAL RESIDENCE AS REQUIRED UNDER THE DEED OF TRUST. SEE ATTACHED LEGAL DESCRIPTION PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON

9/10/2021 AT RECEPTION NO. 2021172627 T CORRECT LEGAL DESCRIPTION. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 585 S ALTON WAY 12B, DENVER, CO 80247

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 20, 2022, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 11/26/2021 Last Publication: 12/24/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:11/09/2021 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L BERRY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 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 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. 1308,) in Block 52, said building located substantially as shown on the Area Plat Plan thereof: filed of record in the office of the Clerk and Recorder of the City and County of Denver, Colorado on the 29th day of February, 1968 in Condominium Plat Book I at page 72.

PARCEL 3:

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

Together with:

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

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

Case Number: 2021CV030931
SUMMONS BY PUBLICATION

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

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

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

Dated: October 8, 2021.

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

By: Wendy E. Weigler, #28419

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

Exhibit A

Condominium Unit R-5-204, First Creek Farm Condominiums Amendment No. 2 recorded on September 2, 2003 at Reception No. C1202343, and as defined and described in the Amended and Restated Declaration for First Creek Farm Condominiums recorded October 29, 2015 at Reception No. 2015000090905, and any and all Amendments and

Supplements thereto, in the Office of the County Clerk and Recorder, County of Adams, State of Colorado.

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

Attorneys for Plaintiff:

WINZENBURG, LEFF, PURVIS & PAYNE, LLP

Wendy E. Weigler, #28419

Address: 8020 Shaffer Parkway, Suite 300

Littleton, CO 80127

Phone Number: (303) 863-1870

First Publication: November 5, 2021

Last Publication: December 3, 2021

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000073 To Whom It May Concern: On 9/09/2021 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DIANA K. POPIEL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR QUICKEN LOANS INC. Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. Date of Deed of Trust (DOT): 8/04/2017 Recorded Date of DOT: 8/07/2017 Reception No.of DOT: 2017103134 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$182,841.00 Outstanding Principal Amount as of the date hereof: \$176,873.43 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF

SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 9300 E CENTER AVE, APT, 12B, DENVER, CO 80247-1442 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 6, 2022, Online at <https://www.W.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.
Arapahoe County District Court
Case No. 2021PR31291
In the Matter of the Estate of
ROSE MARIE DIXON A/K/A ROSE M. NICHOLS A/K/A
ROSE NICHOLS, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the ARAPAHOE COUNTY DISTRICT COURT, 7325 S. Potomac St., Centennial, CO 80112 on or before four (4) months from the date of the first publication or the claims may be forever barred.

WAYNE E. VADEN, Esq. (#21026)
Attorney for the Personal Representative
CITY PARK LAW GROUP, LLC
12075 E. 45th Avenue, Suite 100-B
Denver, CO80239
(303) 377-2933 Voice
(303) 377-2834 Facsimile
w.vaden@cityparklaw.com E-mail
First Publication: November 26, 2021
Second Publication: December 3, 2021
Third Publication: December 10, 2021
Published: Intermountain Jewish News

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

Case No. 2021PR31538
In the Matter of the Estate of
RICHARD HARLAN MAURER, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado on or before March 26, 2022, or the claims may be forever barred.

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

STEVEN M. WEISER, Esq. Atty. Reg #: 27535
Foster Graham Milstein & Calisher, LLP
360 S. Garfield St., 6th Floor
Denver, Colorado 80209
Phone Number:303-333-9810
FAX Number:303-333-9786
E-mail: sweiser@fostergraham.com
First Publication: November 26, 2021
Second Publication: December 3, 2021
Third Publication: December 10, 2021
Published: Intermountain Jewish News

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.

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

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

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

Clerk of the Court/Deputy Clerk

First Publication: November 19, 2021

Second Publication: November 26, 2021

Third Publication: December 3, 2021
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT
TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2021PR31501
In the Matter of the Estate of
ESTELLA F. MARCHESKI a/k/a ESTELLA MARCHESKI,
Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado on or before March 22, 2022, or the claims may be forever barred.

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

EDWARD J. KRISOR, Esq. Atty. Reg. #: 1788
Attorney for the Personal Representative
6500 W. Mansfield Ave., Unit 9
Denver, CO 80235
Phone Number: 303.898.4227
E-mail: ejkrisor@icloud.com
First Publication: November 19, 2021
Second Publication: November 26, 2021
Third Publication: December 3, 2021
Published: Intermountain Jewish News

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

**Arapahoe County District Court
Case No. 2021PR031245
In the Matter of the Estate of
GRADIE WOODS, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the ARAPAHOE COUNTY DISTRICT COURT State of Colorado 7325 S. Potomac St., Centennial, CO 80112 on or before four (4) months from the date of the first publication or the claims may be forever barred.

WAYNE E. VADEN, Esq. (#21026)
Attorney for the Personal Representative
CITY PARK LAW GROUP, LLC
12075 E. 45th Avenue, Suite 100-B
Denver, CO 80239
(303) 377-2933 Voice
(303) 377-2834 Facsimile
w.vaden@cityparklaw.com E-mail
First Publication: November 19, 2021
Second Publication: November 26, 2021
Third Publication: December 3, 2021
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2021-000070 To Whom It May Concern: On 9/09/2021 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JON RAYMOND ILK, AKA JON R. ILK Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS

SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: AMERICAN ADVISORS GROUP Date of Deed of Trust (DOT): 4/14/2017 Recorded Date of DOT: 4/19/2017 Reception No.of DOT: 2017051971 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$678,000.00 Outstanding Principal Amount as of the date hereof: \$298,088.28 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: BORROWER'S FAILURE TO PAY PROPERTY CHARGES, INCLUDING, BUT NOT LIMITED TO, REAL PROPERTY TAXES AND BORROWER'S FAILURE TO PERFORM OBLIGATIONS UNDER THE DEED OF TRUST INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAINTAIN HAZARD INSURANCE AND/OR PAY HAZARD INSURANCE PREMIUMS AND PROVIDE EVIDENCE OF PAYMENT. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1924 S MADISON STREET, DENVER, CO 80210
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 6, 2022, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real

property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 11/12/2021 Last Publication: 12/10/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/20/2021 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112 Phone #: 3037069990 Attorney File #: 21-025781

Legal Description

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY & COUNTY OF DENVER, STATE OF COLORADO; SOUTH 10 FEET OF LOT 5, ALL OF THE LOTS 6 AND 7 AND NORTH 15 FEET OF LOT 8 BLOCK 13,

UNIVERSITY PARK, AMENED MAP BEING THE SAME PROPERTY CONVEYED TO JON RAYMOND ILK AKA JON R. ILK, INDIVIDUALLY BY DEED FROM JON RAYMOND ILK AKA JON R. ILK AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MILDRED K. ILK AKA MILDRED KINGSLEY ILK, DECEASED RECORDED 06/03/2013 IN DEED 2013078842, IN THE OFFICE OF THE CLERK AND RECORDER OF DENVER COUNTY, COLORADO.
APN: 0525104008000

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

**Arapahoe County District Court
Case No. 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

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN #
2006 LAND ROVER RANGE ROVER	912944
2014 FORD FUSION	226987
2008 NISSAN ALTIMA	442862
2012 NISSAN ALTIMA	214631
1995 FORD MUSTANG	110271
2009 NISSAN ALTIMA	480093
2002 GMC SAVANA	171242
1978 FORD FAIRMONT	141127
2007 DODGE DURANGO	536017
1977 CADILLAC DE VILLE	129739
2000 BMW Z3	F71328

Date of Publication: December 3, 2021

Published: Intermountain Jewish News

NOTICE OF SALE

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

YEAR/MAKE/MODEL VIN

2020 Super Hornet 100315

Date of Publication: December 3, 2021

Published: Intermountain Jewish News

Public Notice for vehicles to be sold by Majestic Towing

Year/Make/Model	Vin #
1986 Cadillac Seville -	802734
2018 Subaru Impreza -	602601
2003 Cadillac Deville -	133283
2008 Dodge Charger -	173788
1991 Nissan Stanza -	310443
1999 Ford Ranger -	A13045
1999 Black Ford Ranger -	B78826
2007 Chevy HHR -	614772
2004 Lincoln Navigator -	J37249
1990 Volvo 240DL -	426884
2000 Gulfstream Ameri Lite -	042694
2004 Honda CRF70F -	702402
2002 Nissan Pathfinder -	709691
1999 Ducati Motorcycle -	000150
2010 Mazda 5 -	389243
2010 Ford Focus -	180880
1997 Ford F150 -	D61235
2000 North America Cargo Trailer -	655270

Majestic Towing
POBox 33143
Denver, CO80233
720-775-2702

Date of Publication: December 3, 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: **12/03/2021**:

STOCK YEAR	MAKE/MODEL	VIN
227749	2003 Acura TL	031214
227759	2008 BMW 328i	135173
227563	2005 Buick LeSabre Custom	205834
227709	2002 Buick Regal LS	270449
227715	1996 Buick LeSabre Custom	406197
227745	2002 Buick Rendezvous CX/CXL	501351
227839	2008 Cadillac DTS	133483
226431	2020 Carry-On Trailer	Trailer 010903
227576	1995 Chevrolet Blazer	182169
227643	2003 Chevrolet Impala LS	123640
227978	1998 Chevrolet Lumina	101100
228004	2000 Chevrolet Metro LSI	728004
228014	2005 Chevrolet Malibu	336618
228340	2003 Chevrolet Tahoe K1500	158115
228341	2003 Chevrolet Tahoe K1500	158115
227511	2003 Chrysler Town & Country	298004
227898	2000 Chrysler Cirrus	103962
227977	2004 Chrysler Sebring LX	253783
228157	2013 Chrysler 300	697374
227605	2005 Club Car Golf Cart	NOVIN
227746	1995 Dodge Dakota	208062
227946	2007 Dodge Durango	556671
228148	2001 Dodge Dakota	151307
228272	1992 Dodge Ram Van B250	119000
227610	2004 Ford Explorer	XLS/XLS Sport B78806
227535	1995 Ford Ranger	A17789
227578	2002 Ford Windstar	B53505

227583 2003 A36710	Ford Explorer	XLT/SPORT/NBX	227713 2002 247468	Mercedes-Benz C 230K Sport Coupe
228010 2003 A13466	Ford Explorer	XLS/XLS Sport	227947 2009	Mini Cooper U71763
228101 2014	Ford Escape SE	E01206	227533 2004	Mitsubishi Eclipse GTS 043395
228233 2002	Ford Windstar LX	A96743	228241 1999	Moped Scooter NOVIN
228317 2007	Ford Ranger Super Cab	A05182	227623 2021 NOVIN	Motorsport Homemade Trailer
227793 1996	GMC Jimmy 530746		226413 2008 360797	Nissan Titan XE/SE/LE/PRO-4X
228033 1997	GMC Jimmy 500648		228057 2007 677297	Nissan Sentra 2.0/2.0S/2.0SL
228166 2005	GMC Envoy 344100		228244 2008	Nissan Quest S/SE/SL 109900
227770 2013	Hallmark Trailer	089607	227916 2006	Pontiac Grand Prix 207715
226965 2007	Honda CR-V015691		228151 2006	SAAB 3-Sep 003496
227676 2012	Honda Civic EX	001788	227613 2003	Saturn Vue 909710
227861 1998	Honda Civic EX	618632	227840 2002	Saturn Vue 813037
227914 2008	Honda Civic 4Dr	112114	228127 2000	Seclille Boat NOVIN
227999 1997	Honda CR-V LX	050106	227594 2001 632529	Subaru Legacy Outback AWP
228226 2002	Honda Accord LX	704709	227731 2000 658915	Subaru Legacy Outback AWP
228239 2005	Honda Civic Hybrid	021215	227897 1996	Subaru Impreza Outback 810594
227822 2005	Hyundai Santa Fe GLS/LX	012549	228142 2015	Subaru Impreza Sport 263360
227743 2007	Infiniti M35x	457194	227564 2009	Toyota RAV4 LTD 006329
228069 2011	Infiniti G37	507870	227590 1987	Toyota 4RUNNER 160065
226427 2017	Jeep Wrangler Sahara	527905	227799 2005	Toyota RAV4 029887
227828 2011	Jeep Compass Sport	178568	227813 1989 136560	Toyota Supra W-SPORT ROOF
228329 2002	Jeep Liberty Limited	109435	228066 1996	Toyota RAV4 121099
227910 2005	Land Rover LR3	305357	228128 1999	Trailer Trailer NOVIN
227892 2009	Lexus IS250 AWD	028286	227750 2012	Volkswagen Jetta 032711
228238 2007	Lincoln MKZ	657995	227922 2005	Volkswagen Jetta GLS 066932
227478 2017	Mazda Mazda3 Sport	153282		
227487 2009	Mazda Mazda3I	235449		
227607 2007	Mazda CX-9	120897		
227725 2006	Mazda Mazda6I	M49692		
228346 2005	Mazda RX8	142195		

228345 2009 Volkswagen Jetta S 098999
226570 2016 Buck Dandy Trailer 041003
Date of Publication: December 3, 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

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.2021-000052 To Whom It May Concern: On 8/30/2021 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: 2545 CHAMPA, LLC Original Beneficiary: ZEPHYR INVESTMENTS, LLC Current Holder of Evidence of Debt: ZEPHYR INVESTMENTS, LLC Date of Deed of Trust (DOT): 1/21/2020 Recorded Date of DOT: 1/30/2020 Reception No.of DOT: 2020013115 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$377,725.47 Outstanding Principal Amount as of the date hereof: \$377,725.47 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST AS FOLLOWS: FAILURE TO PAY INSTALLMENTS OF PRINCIPAL AND INTEREST, AND FAILURE TO PAY REAL PROPERTY TAXES, TOGETHER WITH OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property:

LOTS 27, 28, AND 29, BLOCK 117, SHAFFENBURG'S ADDITION TO THE CITY OF DENVER, ACCORDING TO THE PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of December 30, 2021, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE

BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 11/05/2021 Last Publication: 12/03/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/12/2021 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BROWN DUNNING WALKER FEIN PC Denver Registration #: 10429 DOUGLAS BROWN, 2000 SOUTH COLORADO BLVD., TOWER 2, SUITE 700, DENVER, CO 80222 Phone #: 303-329-3363 Fax #: 303-393-8438 Attorney File #: 4846-001

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: **12/03/2021**:

STOCKYEAR	MAKE/MODEL	VIN
228280 1985	Cadillac Eldorado	653452
227621 2007	Chevrolet Aveo	152057
226556 1977	Dodge Sportsman RV	030665
227739 1996	Dodge Intrepid	285056
227933 2000	Dodge Durango	152622
228256 1979	Dodge F40	711667
227732 2009	Ford Focus	168475
227729 2004	Ford Ranger B33877	
227775 2021	Ford Escape A64436	
228258 1990	GMC Sierra	533969
227416 2010	Honda CR-V	002391
227738 2003	Honda Civic	541716
228365 2004	Hyundai Santa Fe	716020
226408 2018	Interstate Victory	047644

227886	1997	Jeep Cherokee	603535
228133	2009	Kawasaki EX250-J	A47356
227879	2003	Kia Rio	239176
228131	2008	Mercury Milan	651461
227339	2000	Nissan Altima	123548
228224	2001	Nissan Altima	160912
227742	2004	Subaru Legacy	203856

Date of Publication: December 3, 2021
Published: Intermountain Jewish News

NOTICE OF SALE

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

Year/Make/Model	Vin #
1998 GREEN TOYOTA COROLLA	035279
1997 PURPLE JEEP CHEROKEE	563138
2005 WHITE BUICK LACROSSE	296000
2002 SILVER HONDA ACCORD	124825
BLACK FRED MEYER TRAILER	340344
2006 GREEN SUBARU TRIBECA	405024
2011 BLUE TRAILER W/ BOAT	0526AA

Date of Publication: December 3, 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 OF SALE

The following individuals are hereby notified that their vehicles are to be sold at **Ways Towing LLC**,. Abandoned vehicle sale:

Address: 18700 E. Smith Rd., Aurora, CO 80014., Phone:
(720) 243-9660.

YEAR/MAKE/MODEL VIN
2004 Dodge Dakota Grey 500927
Date of Publication: December 3, 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 REORDED 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

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