

NORTHGLENN THORNTON SENTINEL

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\$2

ARRIVING FOR THE STOCK SHOW

Denver parade kicks off National Western Stock Show P6



Republicans react strongly as Boebert wades into 4th Congressional District battle

BY MCKENNA HARFORD
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In a move that stunned many of her fellow Republicans, U.S. Rep. Lauren Boebert said she would leave her seat on Colorado's Western Slope and instead run in the state's 4th Congressional District, which includes Douglas County and most of Eastern Colorado.

The reactions indicated the race will be combative, with some saying Boebert's actions put Colorado Republicans at risk of losing even more ground to Democrats in 2024.

In a Facebook video posted on Dec. 27, Boebert said she would withdraw from the race in the state's 3rd Congressional District, which she currently represents.

"I did not arrive at this decision easily," Boebert said. "A lot of prayer, a lot of tough conversations and a lot of perspective convinced me that this is the best way I can continue to fight for Colorado, for the conservative movement and for my children's future."

SEE BATTLE, P9



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TRYING OUT DRYING OUT

Dry January attracts
sober curious

P14

Polis pitches pollinator protection

Governor unveils health study at Butterfly Pavilion event

BY MONTE WHALEY
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As vivid groups of butterflies flitted above his head Wednesday, Colorado Gov. Jared Polis produced a plan the state's scientists and wildlife officials hope will head off an "insect apocalypse."

The 308-page Colorado Native Pollinating Insects Health Study is the first-of-its-kind probe into pollinator health in Colorado. The study was authorized under SB22-199, sponsored by state senators Sonya Jaquez Lewis and Kevin Priola, and representatives Cathy Kipp and Meg Froelich.

The study gauges the health of Colorado's native pollinators and makes recommendations on how to protect native pollinators in Colorado, Polis told a crowd at the Butterfly Pavilion in Westminster on Jan. 3.

"This is a landmark event," Polis said. "This will help us with a path forward to preserving the state's pollinators."

Colorado is home to various native insects and bats who pollinate the state's farms and ranches, flowering plants and the state's ecosystem, Polis said. Pollinators are also key to the state's economy.

"From Crested Butte's beautiful spring meadows to Palisade peaches and Rocky Ford melons, Colorado's pollinators sustain our flora and enable many foundational industries in every corner of the state," Polis said in a news release. "As our climate changes, we must safeguard the pollinators that generate and regenerate the Colorful Colorado we love."

Colorado is home to over 1,000 species of bees - nearly 30% of North America's and about 5% of the world's bee species - and nearly 300 species of butterflies. That represents over 40% of the diversity of butterflies in North America north of Mexico, some of which are already listed under the federal Endangered Species Act, according to the news release.

Many pollinators - including bees - are facing worldwide extinction from loss of habitat and from the harmful use of pesticides, Richard Reading, vice president of science and preservation at the Butterfly Pavilion.

"So much of our food comes from pollinators and I don't think many people know the implications," Reading said.

After years of ignoring the problem, some work is being done to preserve pollinators, he said. The European Union has banned some pesticides that wipe out bees and other key insects.

"There is real effort to apply pesticides more precisely so that whole groups of helpful insects aren't killed," Reading said.

Pollinator districts are also emerging to allow the insects to thrive in pesticide-free zones, Reading said.

"There is work going across the world ...to restore their habitats," he said. "If nothing is done, all pollinators will die off in a few generations.

"It will simply be an insect apocalypse," Reading said.

The state already promotes policies that benefit native pollinating insects including enhancing pollinator-friendly native plantings along I-76 following its designation as a Colorado Pollinator Highway by the Colorado Department of Transportation, according to the news release.

Areas of immediate action and priorities highlighted by the Pollinator Report, according to the news release, include:

Priority 1: Protect imperiled native pollinating insects. Priority 2: Protect, restore and connect pollinator habitats. Priority 3: Mitigate environmen-



Gov. Jared Polis Wednesday released the findings of the state's Colorado Native Pollinating Insects Health Study at the Butterfly Pavilion.

MONTE WHALEY

tal changes that negatively impact pollinators and their habitats. Priority 4: Reduce the risks from pesticides to pollinating insects. Priority 5: Monitor and support native and manage pollinator health.

Polis's annual budget includes \$100,000 to support education and incentives to encourage the use of pesticide alternatives in agriculture production and residential or commercial landscaping, according to the news release.

Colorado's First Gentleman Marlon Reis, who also serves as the honorary chair of the Butterfly Pavilion's Board of Directors, said the pollinator report will work as a guide as the state pursues pro-pollinator policies.

"We haven't always seen how linked we all are," Reis said. "This gives us a roadmap to make things better."

BUTTERFLY PAVILION SUMMER CAMPS COMING

The Butterfly Pavilion will have new and doubled capacity for its upcoming 2024 summer camps with registration opening on Jan. 8.

Summer Rosie's Discovery Camps for the summer offers "children the opportunity to embrace their inner explorer, exploring Butterfly Pavilion's exhibits and gardens through education activities and creating educational crafts," according to a Pavilion news release.

The Pavilion offers camps for ages 5-6, 7-9 and 10-12.

Butterfly Pavilion's new offsite summer camps near the Denver Metro area offer a variety of experiences and intend to introduce children to the "extraordinary world of invertebrates," the news release states.

The five-day summer camps will be held Monday-Friday, and the various themes include Aquatic Adventures, Spineless Superheroes, Natures Engineers, and river Quest.

All camps for ages 5-9 are on site at Butterfly Pavilion. Camps for ages 10-12 are hosted at various locations and include a field trip to Butterfly Pavilion.

For more information go to: <https://butterflies.org/summer-camp/>

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I Bought Some Jeffco Property Tax Liens at Auction; Here's What I Learned

In Colorado, if you haven't paid your property taxes by June, your county sells the resulting tax lien at auction a few months later. In Jefferson County, that auction was held online over Nov. 6 and 7, and I decided to buy a few in Golden, where I live, to learn about the process so I could share it with you, my readers.

This year, 85 other buyers and I purchased a total of 1,130 tax liens totaling \$6.4 million, paying a premium of \$400,415 or 6.25% more overall than what was actually owed in property taxes plus accrued interest and fees by the property owners. The county treasurer received the \$6.4 million on behalf of the properties' respective tax districts, and the \$400,415 went to the county's general fund.

The reason people purchase tax liens is to pocket the 15% interest that is added to the taxes owed. When the property owner "redeems" his property, he basically pays the lien holder the amount of the lien plus interest from the date of the sale through the date of redemption.

Thus, if the taxpayer takes a year to pay it, I earn 15% interest minus the premium which I paid. If he redeems it soon after I have purchased the lien, I

lose money depending on how much I bid up the lien amount.

I chatted with a fellow lien buyer and learned his technique for making money on tax liens. He researches each property owner to determine whether he's likely to pay quickly, slowly, or not at all. For example, was he delinquent in prior years?

I didn't do any of that research, so I have no idea whether a year or two from now I will be counting my profits or my losses on the four liens I purchased. I'll chalk up any losses to the cost of publishing this column!

Statistically, 7% of tax liens are redeemed within a month of the sale, 22% within 3 months, and 38% within 6 months. It's been two months since the sale, and none of my four tax liens have been redeemed. All but 4% of purchased tax liens are redeemed within 4 years.

In the next column is a chart showing how many tax liens were sold at auction since 2001, so you can see that this year's numbers are not much different than in prior years. The \$6.4 million figure is higher than last year, but can be attributed in part to the increase in assessed valuation of Jeffco properties.

Fifty-two tax liens totaling \$13,909 were not purchased in the online auc-



Golden Ranch Is Close to White Ranch Open Space

This well-maintained home at **1509 Jesse Lane** is within the City of Golden with its low property taxes and famous amenities, yet it is closer to the lower entrance of the White Ranch Open Space than it is to downtown Golden. Located behind a hogback, it is super quiet too, isolated from traffic and other noises. With 5 bedrooms (four with walk-in closets) and 3½ bathrooms, it is a large home with two family rooms, a rec room and over 1,000 sq. ft. of unfinished storage. The heated 3-car garage is finished and has an epoxy floor. The third bay has a workshop table and cabinets. Take a video tour at www.NorthGoldenHome.com, then come to the open house **Saturday, 11am to 1pm**, or call listing agent **David Dlugasch** at **303-908-4835** to see it.



Lakewood Tri-Level Has Mother-in-Law Apartment

This well-maintained home at **2230 Zephyr St.** is on 1/3 acre in that quiet neighborhood southeast of Crown Hill lake and park and west of Wadsworth Blvd. The location offers a perfect blend of seclusion and convenience, not far from a light rail station and Hwy. 6. Its seller-owned solar panels provide most of the home's electrical needs. Entering the home, you're greeted by a living and dining room with vaulted, wood-beamed ceilings, hardwood floors and a wood-burning fireplace. The kitchen has updated cabinets, a newer stainless refrigerator, and a breakfast nook overlooking the expansive backyard. The upper level contains three bedrooms and a full bathroom, as well as a high-efficiency washer and dryer. On the lower level is a 1-bedroom mother-in-law apartment with its own entrance, back patio, storage shed, washer/dryer, and driveway. Visit www.LakewoodHome.info to view a narrated video tour, then call listing agent **Kathy Jonke** at **303-990-7428** to arrange a private showing. She'll hold it open this **Saturday, Jan. 13th, from 11am to 1pm**.



TAX YEAR/PAY	SALE DATE	# SOLD	CERT AMOUNT	PREMIUM PD	PREM %
2000/01	OCT 25-26	2256	3,908,083	120,292	3.07
2001/02	OCT 24-25	1866	3,584,741	91,028	2.53
2002/03	OCT 30-31	2183	4,286,728	197,501	4.60
2003/04	OCT 19-28	2444	4,454,846	226,817	5.09
2004/05	OCT 17-24	2270	4,581,440	301,602	6.58
2005/06	OCT 18-25	2641	6,314,501	449,088	7.11
2006/07	OCT 25-29	2212	5,606,304	374,364	6.68
2007/08	OCT 23-27	2019	5,545,198	187,094	3.37
2008/09	OCT 22-26	1750	6,586,167	94,919	1.44
2009/10	OCT 21-25	1738	8,350,678	211,641	2.53
2010/11	OCT 20-24	1546	5,732,976	198,647	3.46
2011/12	OCT 25-29	1450	4,386,049	251,257	5.72
2012/13	OCT 7-9	1445	4,297,842	269,830	6.33
2013/14	OCT 22-24	1105	3,842,091	342,232	8.91
2014/15	OCT 14-16	1192	2,955,878	269,161	9.15
2015/16	OCT 19-21	1265	2,979,217	152,029	5.10
2016/17	OCT 18-20	1013	2,707,955	222,977	8.24
2017/18	OCT 17-19	1138	3,635,088	250,872	6.90
2018/19	OCT 14-15	1183	4,338,479	399,301	9.20
2019/20	NOV 9-10	1159	4,310,240	237,850	5.52
2020/21	NOV 8-9	1308	4,663,622	399,211	8.56
2021/22	NOV 7-8	1119	4,450,160	354,178	7.96
2022/23	NOV 6-7	1130	6,410,450	400,415	6.25

tion, so those liens remain held by the county. The county treasurer, Jerry Di-Tullio, explained that those are mostly unimproved slivers of land that are often purchased ultimately by adjoining property owners.

According to Deputy Chief Treasurer Dave Villano, as of November 17, 2023, Jeffco held 479 tax liens that failed to sell between 2010 and this cycle. Most of these will not get paid since they are unbuildable strips and eventually get cancelled and the process starts again.

In theory, the purchaser of a tax lien could end up acquiring the property through a treasurer's deed if the tax lien

is never redeemed, but in the past 5 years only two improved properties ended up being acquired in that matter. One was a home with a possible meth issue, and the other was an abandoned gas station that remains closed and unsold 3 years later.

Until 2004, tax liens were sold at the county treasurer's office in a live auction, but since then it has been conducted online by a vendor in a very streamlined manner. I was impressed at how easy it was for buyers to participate.

In my posting of this article on Substack, I provide more details from the treasurer's office about this complicated topic.

In conclusion, I learned a lot, but I don't think I'll buy more tax liens next year.

Although I was studying Jeffco, other counties operate similarly, I'm told.

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Wheat Ridge Ranch Features Some Great Updates

Wheat Ridge has some great neighborhoods, and this home at **4021 Moore St.** is in one of them. It's north of 38th Avenue, west of Kipling, and south of I-70 far enough that you're totally unaware of any of them. In my video tour at www.WheatRidgeHome.info, all you hear outside are birds and the wind in the trees. Inside, this 1958 brick ranch has an updated kitchen and two updated bathrooms. Hardwood flooring was added in the common areas plus the primary bedroom. Partially visible to the left is the newer 2-car carport that could easily be enclosed to be a detached garage, and next to it is a large shed with 4 separate storage rooms. Typical for this seller, both the carport and shed have a shingle roof, gutters and downspouts that match those on the home. After viewing the narrated video tour, come to the open house this coming **Sunday from 11am to 1pm**, or call listing agent **Kathy Jonke**, **303-990-7428**, to see it.



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Congratulations to Chuck Brown, our top producing broker associate in 2023

"I cannot do all the good the world needs, but the world needs all the good I can do." —Jana Stanfield



Boulder County neighbors sue Rocky Mountain Metropolitan Airport

Rock Creek residents say right to overfly homes has expired, air traffic hurts property values

BY JANE REUTER
JREUTER@COLORADOCOMMUNITYMEDIA.COM

Hundreds of Boulder County homeowners filed suit Dec. 21 against Jefferson County, claiming inverse condemnation tied to the impact of Rocky Mountain Metropolitan Airport (RMMA).

Jefferson County owns and operates the airport.

The suit, filed in Boulder County District Court, seeks compensation for homeowners in the Rock

Creek neighborhood who have been “deprived of the use and enjoyment of their homes and properties.”

Inverse condemnation is a legal remedy pursued by property owners when a governmental entity takes an action that damages or decreases the value of private property without obtaining ownership through eminent domain.

Jefferson County responded by saying it does not comment on pending litigation, according to the county’s Director of Public Affairs Cassie Pearce.

Attorney Sean Metherell, whose firm Faegre Drinker Biddle & Reath is representing the more than 400 homeowners, said it is premature to comment.

“Jefferson County was just served today (Dec. 27), although

it was filed last week,” he said. “We’re not making any comments at this time.”

Avigation easement expiration

The suit is built around long-simmering issues, partially aired in a May 2022 district court ruling.

The suit alleges that the county allows flight operations – or avigation, the legal term – over properties, even though it doesn’t have avigation easements or other legal rights. An avigation easement is an easement or right of overflight in the airspace above or near a particular property.

The suit says those legal agreements were in place at one time, but an increase in airport operations “overburdened these prior easements,” and nine of the original 29 easements were terminated by a district court judge. Despite

that, “the county has continued its airport operations as though the terminated easements were still in full legal force and effect.”

That’s created excessive noise, vibrations, pollution and other issues for homeowners, according to the complaint, including exposure to leaded fuel. The airport announced in October plans to begin phasing out its use of leaded fuel.

While neighboring property owners said then that RMMA’s accelerated timeline on switching fuels wouldn’t have happened without their urging, former Airport Director Paul Anslow said that assertion was “absolutely not true.”

Anslow abruptly left his post in late November, and in the wake of his departure, half of the RMMA advisory board resigned.

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Land trust announces apartment project

South Platte Crossing apartments to provide at least 99 years of affordability



STAFF REPORT

The Denver-based nonprofit Urban Land Conservancy has announced the future development of 60 affordable apartment homes at Colorado Boulevard and 72nd in Commerce City.

The project, called South Platte Crossing grew of an agreement with Nesbitt Development and Brinshore Development, according to press release from the land conservancy.

The land conservancy will retain ownership of the land beneath the building as part of its community land trust.

The South Platte Crossing development will feature studio, one-, two- and three-bedroom homes in a four-story building at 72nd Avenue and Colorado Boulevard to be built, owned and operated by Nesbitt and Brinshore.

The agreement allows the land conservancy to ensure the building is used for community benefit for 99 years or more. Construction is expected to begin in early 2024.

“South Platte Crossing is the newest Urban Land Conservancy development collaboration that can improve the lives of Coloradans through long-term affordable real estate,” said Sarah Harman, Urban Land Conservancy senior vice president of real estate. “ULC recognizes the value in locating affordable housing close to services and transit, and so we believe South Platte Crossing is a place where residents can thrive while saving money on housing, transportation and other needs.”

South Platte Crossing apartments

will be available to those making 30% to 80% of area median income and is the first new development to be located in close proximity to the RTD N-Line’s 72nd Avenue Station in Commerce City.

The site is adjacent to the South Platte Crossing office building, partially owned by land conservancy since 2018. The office building includes nonprofit health care clinics, along with other nonprofits and municipal service providers.

The Denver-based, Black-owned, affordable-housing development firm Nesbitt selected national affordable-housing developer Brinshore as a partner on this project. This will be Nesbitt’s first and Brinshore’s fifth affordable apartment development in the Denver metro area.

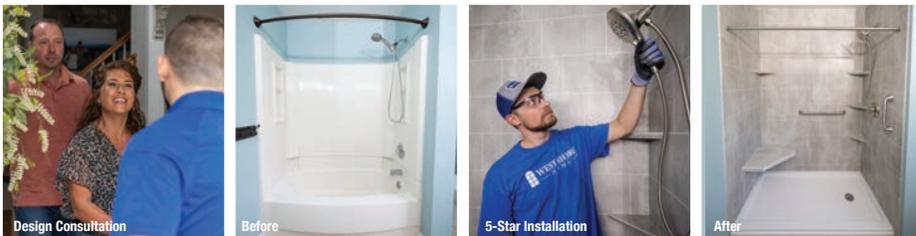
SEE APARTMENT, P13

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Bringing the West to life downtown

National Western Stock Show parade kicks off annual celebration

BY BELEN WARD
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The National Western Stock Show kicked off for 2024 with a stampede of 30 longhorns roaring down 17th Street downtown, while crowds of cowboy gear-clad folks cheered with excitement and screamed "Yahoo!"

Legendary Denver Linebacker Randy Gradishar was the grand Marshall on Jan. 4. Arrow Electronics presented the parade.

The Stock Show is officially set to kick off Jan. 6 and runs through Jan. 21 at the National Western Complex, 4655 Humboldt St. The event features a lively combination of rodeos, livestock shows, contests, performances and food.

Advance tickets are available online at <https://nationalwestern.com/tickets/buy-tickets/> and can be purchased daily at the complex's ticket window.



Former Denver Bronco's Linebacker Randy Gradishar was the grand Marshall for the National Stock Show Parade. Gradishar was a part of the Broncos' original Orange Crush.

PHOTO BY BELEN WARD



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Little cowboys Douw and Haig Sullivan dressed in matching outfits for the stock show parade.



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Boebert set to join several GOP candidates for Congressional District 4 debate in Fort Lupton

Republican Women of Weld will also feature Congressional District 8 candidates

STAFF REPORT

Newly minted Congressional District 4 candidate Lauren Boebert is expected to join other Republicans in a debate next month in Fort Lupton as candidates fight for the nomination of their party.

The Republican Women of Weld and the Lincoln Club are hosting

a dual debate that will cover Colorado's District 4 GOP candidates, as well as the ones seeking the District 8 seat.

In District 4, which spans Douglas County and all of Eastern Colorado, several Republican candidates seeking to replace incumbent Ken Buck are running. Seven are expected to attend, including Boebert, conservative radio host Deborah Flora, former state lawmaker Ted Harvey of Highlands Ranch, state Rep. Richard Holtorf, Weld County Councilman Trent Leisy, Justin Schreiber and Logan Commissioner Jerry Sonnenberg.

Buck announced in November that he would not seek reelection

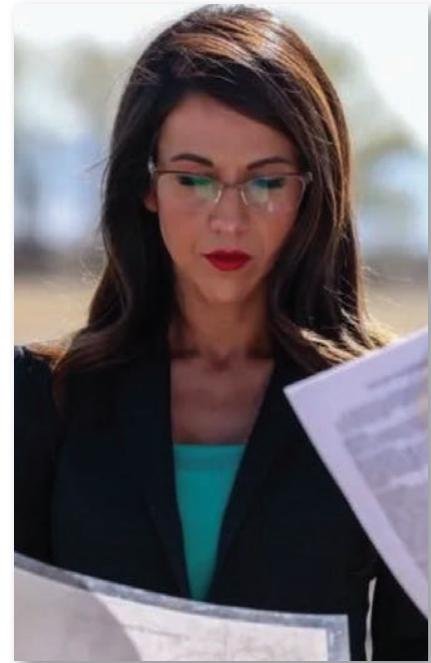
to the seat he has held for six terms.

Boebert sent shockwaves across the political establishment when she said that she would not seek another term in her 3rd Congressional District seat, which covers the western half of the state and includes Grand Junction, Aspen and Pueblo. Boebert narrowly avoided defeat to a Democratic challenger in November. She made the announcement on Dec. 27 that she would seek to move to the 4th district, sparking several harsh reactions from local Republicans already in the race.

The debate is scheduled to be moderated by KNUS radio talk show host George Brauchler and Ernest Luning, a Colorado Politics journalist.

The debate will also include three Republicans hoping to unseat incumbent Congresswoman Yadira Caraveo in Colorado's 8th Congressional District. They include Joe Andujo, Gabe Evan and Scott James.

The District 8 portion is scheduled to be moderated by journalists Kelly Maher of 9News and Jesse Paul from The Colorado Sun.



U.S. Rep. Lauren Boebert looks at a map while on a tour in the 3rd Congressional District.

PHOTO FROM REP. LAUREN BOEBERT'S WEBSITE

It is set to take place at 5 p.m. Jan. 25 at the Fort Lupton Recreation Center, according to a press release.

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BATTLE

FROM PAGE 1

The 4th District is represented by Windsor Republican Ken Buck, who announced in November he would retire from the seat.

Several south metro area Republicans are eyeing campaigns to replace Buck, including former state lawmaker Ted Harvey of Highlands Ranch, who had harsh words regarding Boebert's sudden move.

"Boebert has failed the conservatives in (the 3rd District) to such a degree that they will no longer vote for her," he told Colorado Community Media. "Now, in what can only be seen as a vain effort to cling to power, she seeks to represent the voters of (the 4th District) — a vastly different constituency. This desperate stunt by Boebert may not only jeopardize the Republican Party's ability to retain (the 3rd District), but if she were to win the primary, could place [the 4th District] at risk as well."

Douglas County Commissioner Lora Thomas' name has come up as a possible candidate for the seat. After Boebert's announcement, she declined to specify whether she will run and stayed neutral on Boebert's campaign.

"There is now a woman candidate in this race with a record of public service in elected office," Thomas

told Colorado Community Media.

Boebert has stirred controversy with her boisterous approach to politics. In 2022, she interrupted President Biden's State of the Union address and this fall Boebert voted against ousting former House Speaker Kevin McCarthy, calling proceedings a distraction, according to The Colorado Sun.

And, in September, her personal life came under scrutiny as she and a male friend were kicked out of the musical "Beetlejuice" in Denver for vaping and talking loudly. Boebert later apologized to constituents after a video showed her and her companion apparently touching each other during the performance, according to the Sun.

In her announcement, Boebert called the decision the best move for her personally and for the conservative movement in Colorado, saying it would ensure the 3rd District would not be taken by Democrat. Boebert, who lives in Garfield County, added that she plans to move to the 4th District.

"I promised I would do whatever it takes to stop the socialists and communists from taking over our country and that means staying in the fight," she said. "It also means not allowing Hollywood elites and progressive money groups to buy the 3rd District, a seat they have no business owning."

Boebert narrowly won reelection in 2022 by 546 votes against Dem-

ocratic challenger Adam Frisch, who is running again in 2024 to represent the 3rd District, which includes Pueblo, Grand Junction, Aspen, Durango and many rural mountain communities. The margin was so close that it necessitated an automatic recount.

Another hopeful for the seat, state Rep. Richard Holtorf of Akron on the Eastern Plains, called Boebert's move "seat shopping."

"If you can't win in your home, you can't win here," Holtorf said in a statement.

He said Boebert could not possibly know the 4th Congressional District as well as candidates from the area.

"She is grossly lacking in understanding the needs of the 21 counties in Eastern Colorado that make up this district," he stated. "She knew she'd lose in her own district and I'll show her that she'll lose here too."

Several other conservatives have

announced their intent to campaign for the 4th District seat, including conservative talk show host Deborah Flora and Logan County Commissioner Jerry Sonnenberg, a former state senator.

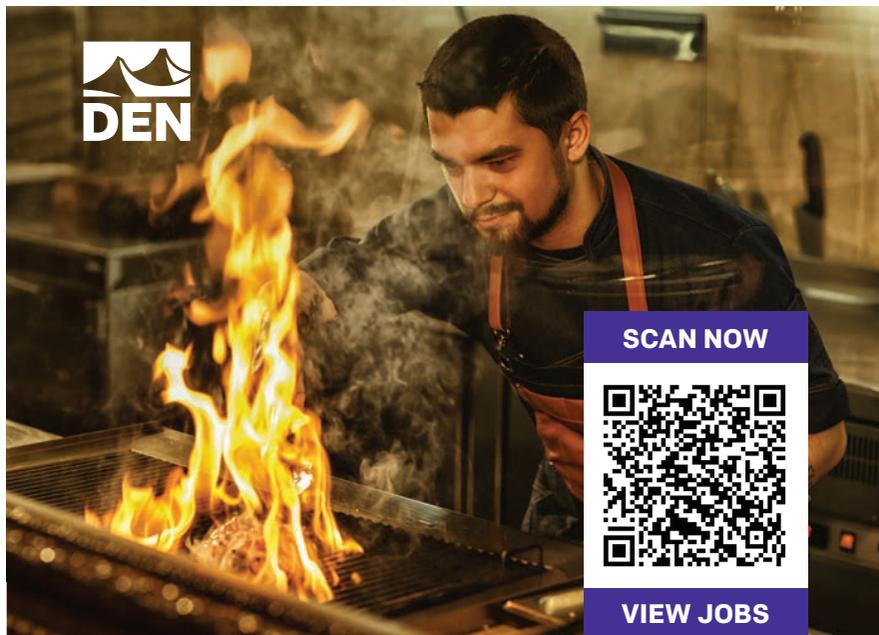
Also vying for the seat is Weld County Councilman Trent Leisy, who reacted to Boebert's announcement with a post on X. He said Boebert is in effect giving the 3rd District away to the Democrats.

"I'm not backing down," he added.

Boebert said she believes the 3rd and 4th districts are similar in their mostly rural make-up and desire for strong conservative representation.

"Colorado's 4th District is hungry for an unapologetic defender of freedom with a proven track record of standing strong for conservative principles," Boebert said.

Reporter Ellis Arnold and editor Michael de Yoanna contributed to this story.



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BRIEFS**Snowbusters sought for 2024**

Thornton is looking for volunteers for their Snowbusters program.

Snowbuster volunteers remove snow from the public walkways and driveways of seniors and/or residents with a disability during the snow season. This service is for Thornton residents who cannot otherwise arrange for or afford to have their snow removed. Volunteer today and be matched with a qualified citizen in need. Please call 303-255-7831 to get started.

To learn more about this volunteer opportunity, please visit <https://www.thorntonco.gov/recreation/Documents/snowbusters-volunteer.pdf>.

'Taking No Chances'

The 17th Judicial District Attorney's Office and The Link, a community resource and assessment center in Thornton, offer free, 10-week programs to families of Adams County teenagers to help develop personal and interpersonal drug-resistance skills.

Sessions are from 5:30 to 6:30 p.m. Wednesdays. Call 720-292-2811.

Anythink Wright Farms closing for work

Anythink Wright Farms will be temporarily closed through Feb. 3, for carpet installation.

During the closure, customers are encouraged to visit Anythink locations nearby, including the branches on Huron Street, in Commerce City and in Brighton. Visit www.anythinklibraries.org/locations for addresses and hours.

Customers can pick up their holds from Anythink Wright Farms until Dec. 21, 2023. Drive-through services at Anythink Wright Farms will be available to customers Jan. 8 through Feb. 3.

Thornton seeks residents to reclaim 2003 Peace Wall tiles

The Thornton Arts and Culture Division is asking residents who painted tiles for the 2003 Peace Wall outside the Margaret Carpenter Recreation Center to reclaim their tiles.

Tiles can be reclaimed through January at the Thornton Arts and Culture Center, 9209 Dorothy Blvd.

"Hundreds of painted ceramic tiles were created by children to adorn

the original wall," says Thornton Arts and Culture Manager Alisa Zimmerman. "These tiles are in various conditions due to damage from the elements and were removed when a new public art piece, "A Contemplation of Peace," was installed this year."

For information on the tile reclamation project and to schedule an appointment to view tiles on Tuesdays and Thursdays between 10 a.m. and 12 p.m., contact Thornton Archivist, Ashley Milligan, at 720-977-5883 or ashley.milligan@thorntonco.gov.

To view the new Peace Wall and other public art projects, please visit gocot.net/publicart.

Workshops from Workforce & Business Center

The Adams County Workforce & Business Center is hosting multiple workshops throughout November.

Topics throughout the month include Elements of Networking, Marketing Yourself Successfully, Workplace Communication, Interpersonal Communication, Conflict Resolution, Critical Thinking, and more.

Visit the center's website, <https://adcogov.org/workforce-business-center>, for a full class schedule, which includes contact information for each workshop.

The center has locations in Aurora, in Westminster's Pete Mirelez Human Services Center, 11860 N. Pecos St and at 36 South 18th Ave. in Brighton.

Help for vets

Qualified Listeners, a veteran and family resource hub serving northern Colorado and southern Wyoming, has several power chairs, scooters, and electric wheelchairs available.

The VA offers urgent care services to eligible veterans at VA medical facilities or in-network urgent care clinics closer to home. Use this benefit to treat minor injuries and illnesses that are not life-threatening, such as colds, strep throat, sprained muscles, and skin and ear infections.

To find the closest facility to you, visit www.va.gov/find-locations or call 720-600-0860. Qualified Listeners also needs volunteers to drive veterans to and from appointments,

run errands for veterans who cannot get out, provide handyman services, help administer veteran and family resource guide inventory in local libraries, and veterans to be trained to become qualified listeners.

Mental health

Community Reach Center offers in-person intake assessments from 8 a.m. to noon on Tuesdays at the Brighton Learning and Resource Campus, 1850 E. Egbert St. in Brighton. Call Community Reach Center at 303 853-3500.

For walk-in intake, bring an ID and insurance information. For those who would prefer to complete the intake forms and schedule an appointment, the intake forms are available online at www.communityreachcenter.org. There will be a short screening for flu-like symptoms before entering the center to ensure safety and wellness for everyone.

Anyone feeling unsafe or suicidal should call Colorado Crisis Services at 1-844-493-8255, text 38255, or visit the Behavioral Health Urgent Care (BHUC) Center at 2551 W. 84th Ave., Westminster.

Through an arrangement with The Colorado Spirit Program, there is support for feelings of worry, hopelessness, anger, loss, isolation, and disconnection that many individuals are experiencing due to the pandemic.

It's free and confidential. Services include virtual individual and group counseling. Community networking and support, assessment and referral to community resources, psychoeducational materials, and emotional support. Email J.Sheehan@CommunityReachCenter.org.

Legal self-help clinic

The Access to Justice Committee hosts a free, legal self-help clinic from 2 to 3:30 p.m. on the first Tuesday of every month. The program is for customers without legal representation who need help navigating through legal issues.

Volunteer attorneys are available to discuss family law, civil litigation, property, and probate law.

Call 303-405-3298 and ask for a Legal Self-Help Clinic at least 24 hours before.

A 'snow drought' is leaving the West's mountains high and dry



Skiers cruise down the slopes at Arapahoe Basin ski area in Colorado on Nov. 13, 2023. Low precipitation has left much of the region in a "snow drought," which could have big implications for Colorado River water supply, but isn't expected to deal a financial blow to many ski resorts.

PHOTO BY ALEX HAGER KUNC

BY ALEX HAGER
KUNC

Across the West, the winter is off to a dry start. Wide swaths of the Rocky Mountains have lower-than-average snow totals for this time of year, but scientists say there's still plenty of time to end the "snow drought" and close the gap.

High-altitude snowpack has big implications for the region's water supply. Two-thirds of the Colorado River's water starts as snow in Colorado's mountains before melting and flowing to about 40 million people across seven states.

Nearly every part of Colorado, Utah and Wyoming has significantly less snow than usual for late December. The latest data from a region-wide network of snow sensors shows snow in many areas with snow totals around 60 or 70% of normal.

"It's really going to be dependent on what we see in January and February," said Becky Bolinger, Colorado's assistant state climatologist. "We're really going to need an active January and February to make up these deficits and be okay."

Last year, big snows in the Rockies helped boost the Colorado River's major reservoirs. Policymakers said the snowy winter lifted some pressure off of tense negotiations about sharing the river's water in the future.

Even a few consecutive wet win-

ters aren't enough to seriously fix the supply-demand imbalance that fuels the West's water crisis. More than 20 years of dry conditions, fueled by climate change, have shrunk the Colorado River's water supply, and policymakers have been unable to agree on significant, long-term cutbacks to water use.

Experts say it would take five or six consecutive above-average winters to close that supply-demand gap, which is unlikely to happen as climate change makes the region warmer and drier.

Dan McEvoy, regional climatologist at the Western Regional Climate Center and Desert Research Institute, said last year's wet winter was an "anomaly."

"Lots of data, lots of research, projections, modeling, all point to this continuing trend of warmer winters, less snow and in some cases, less precipitation," he said.

Last year's snowy conditions did deliver one major positive for the Colorado River — soaking the soil and helping this year's snow reach the streams, rivers and reservoirs where people collect water. Dry soil acts like a sponge and soaks up runoff. After a high-snow winter, the soggy soil will help make sure a higher percentage of the next year's snowfall reaches waterways.

Despite the low snow, ski resorts may not be feeling much financial pain. Chad Dyer, managing director

of ski website OnTheSnow, said a lot of ski traffic around the holidays is coming from tourists who cemented their plans in advance.

"Their flights are booked, their lodging is booked. As long as the ski resort is open and has got a product, by and large, they're going to visit," Dyer said.

Dyer also pointed to statistics from a recent Vail Resorts earnings call. The mountain ownership company said it expects 73% of its worldwide skier visits come from season pass-holders. That high volume of pre-purchased lift tickets allows ski resorts to depend less on ticket sales that may ebb and flow with the qual-

ity of ski conditions.

The next few weeks are unlikely to bring much immediate relief for Western mountains.

"The medium- to long-range forecasts that go out about two weeks are not super promising," McEvoy said. "There are some signs of some smaller storms that can impact parts of the West. But overall, it's a pretty dry forecast."

This story is part of ongoing coverage of the Colorado River, produced by KUNC and supported by the Walton Family Foundation. It runs via The Associated Press' Storyshare, of which Colorado Community Media is a member.



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Westminster strategic plan is coming up

Some call it “goal-setting” while others refer to the process as a “strategic plan.” Regardless, it is one of the two most significant efforts a city council carries out each year.

The other is providing oversight on the direction and mission to be accomplished through the annual budget process. Westminster has teed up its 2023-2024 strategic plan process for the coming weeks.

It’s important to point out that this will be the first time for the newly seated city council to decide priorities for next year and any changes to the 2024 Plan.

With a new progressive majority seated on council, I would presume there will be some priority changes based on campaign promises or at least this would be a good place to bring them up. Plus, the council certainly has the latitude to change the 2024 Strategic Plan and accompanying budget connections if they are of a mind to do so.

CROSS CURRENTS



Bill Christopher

A few suggestions

Let’s consider this portion of my column as a letter to the mayor, city council and city manager suggesting a couple of key items.

First, I would suggest that the process of preparing some type of platform for geographical council representation be undertaken sooner rather than later. Currently, based on the ballot wording from this past November, the plan contained in a charter amendment would be completed in time to be placed on the 2025 city ballot. In turn, that would mean any new approach to electing council members would not happen until the November 2027 election.

That seems excessive and not responsive to the voters’ desires.

A second item that has been brought up by City Manager Mark Freitag and echoed by myself is to address the increasing problem of needing more funding for growing capital improvement repairs, renovations and replacements of existing facilities. Given the age of numerous city facilities i.e. fire stations and recreation centers especially those built in the 1980’s, significant expenditures are identified both in the immediate as well as the longer term.

I would encourage the city leadership to give serious consideration to addressing this growing problem. While it is not “sexy”, it is essential.

Denver mayor achieves housing 1,000 homeless people

Well, I have to eat crow on this one.

I honestly did not see how Mayor Johnston would be able to obtain sufficient housing to meet his goal of providing housing for 1,000 homeless people. Having declared an emergency when he announced his goal certainly helped accelerate efforts as far as

waiving normal bidding and procurement procedures.

Also, having ample money to wheel and deal on hotel leases and acquisitions allows for expediting these normally laborious negotiations.

A tip of the hat to the Mayor and Denver’s staff in accomplishing what was a full-court press to get the job done on the last day of 2023.

However, it came at a price of getting people off the streets of Denver and “sweeping” their encampments. The cost of this program was \$45 million. That calculates to be \$45,000 per person housed. Plus, the pallet homes aka “micro-community” are temporary or transitional to finding people permanent housing.

What is amassing on these units is that it took 10 different organizations to complete the 54 units in 45 days. Normally, such a number of these units would take 18 months. Now that is an accomplishment!

Now, the mayor says he intends to double down and achieve another 1,000 units to further eliminate homeless encampments. He estimates a cost of \$50 million in 2024.

I don’t see how such a pace can be sustainable. “Rome wasn’t built in a day” as the saying goes. Perhaps a smaller number of units per year would be more doable and hopefully use thorough city procurement procedures.

Mexican border immigration is a real crisis

Unfortunately, we have too many crises going on concurrently both in America as well as the world. The idea of prioritizing the issues may sound like a good approach, but it pits one issue against all of the rest regarding resources, time and effort.

However, maybe that is what President Biden needs to do to get off his rear end and reach out to the Congressional Republicans and cut a deal on seriously decreasing the number of migrants entering the USA.

I know negotiations are going on to address the Border disaster, which are tied to more funding to Ukraine and Israel. If that approach works that is fine.

But Biden needs to show some leadership and control of the entry of migrants into the United States. Our towns and cities, we are overwhelmed!

December 2023 saw two terrible records broken to demonstrate how bad the situation has gotten. Dec. 18 saw 14,509 migrants pass over the Border in a single day. That is way beyond reason and beyond our cities’ abilities to absorb.

Then CBS News reported as of Dec. 31st, 300,000 migrants had come into our country during the calendar year 2023. You would think President Biden would act definitively.

Look at the polls which show him at an all-time low of only 32% supporting his Border policies. This compares to 50% at the time he became president.

Plus, immigration policies are a very hot issue in

the Presidential Election. Recently, former President Donald Trump said “migrants are poisoning the blood of our country.” Like so many statements by Trump, he goes way too far to make his point.

While I certainly do not agree with the extreme point of his statement, I do have serious concerns about the number of people allowed into the United States. It seems we are at saturation or beyond in absorbing so many people so quickly who are poor, downtrodden and needing much assistance from government agencies.

Westminster’s homeless count for 2023 finally revealed

On the night of Jan. 30, 2023, the annual Point in Time count was conducted in Westminster to determine the number of homeless people. “This includes those in a shelter, transitional housing as well as individuals who were unsheltered” per the report provided to the city.

A total of 140 people were counted. Obviously, this is not a 100% accurate count given the nature of people coming and going. Plus, it is a one-day “snapshot.”

However, it is as good an indicator as possible for cities and counties to use when managing this challenge.

The federal Housing and Urban Development Department (HUD) is responsible for overseeing the annual count. Their 2022 HUD Annual Homeless Assessment Report contains a wealth of information. Looking at homelessness from a state-by-state perspective, Colorado is in the middle with its 10,397 count. Its 25-49 years-old headcount per 10,000 population category in 2022 is considered “average.”

It is astonishing to find out that more than 50% of all homeless people in America in January, 2022 resided in four states. They consist of California (171,521), New York (74,178), Florida (25,959) and Washington (25,211).

So, we can see that Colorado is not the worst or the least, but in the middle. As soon as HUD publishes the 2023 homeless report, I will get the data out to you.

Christmas decorations enjoyed by many

Kudos to Hyland Hills Park & Recreation District and the City of Westminster for their outstanding holiday decorations enjoyed by so many folks of all ages. It’s important to celebrate the holidays publicly as it brings us together, we create memories and experience the wonderful visual effects.

I should note that the city’s Parks Division personnel are responsible for designing and making the decorations used at City Hall which warrants a “tip of the hat” to them!

Bill Christopher is a former Westminster city manager and RTD board member. His opinions are not necessarily those of Colorado Community Media. You can contact him at bcjayhawk68@gmail.com.

Endangered Species Act marks 50th anniversary

BY ERIC GALATAS
PUBLIC NEWS SERVICE

In 2023, wolverines won federal protections, gray wolves were reintroduced in Colorado and the Bureau of Land Management announced a draft-management plan for critical Gunnison sage grouse habitat, all species protected under a statute passed by Congress 50 years ago.

Vera Smith, senior federal lands policy analyst for Defenders of Wildlife, said while the primary goal is to avoid Endangered Species Act listings altogether, when scientists do see species in decline, the act is critical for ensuring they get the protections they need to survive and thrive in the future.

"The act is really good at incentivizing that," Smith pointed out. "When species are getting closer to extinction, the act steps in and offers that critical protection and directs resources where they need to go."

Since the 1900s, the Gunnison sage grouse has lost 90% of its sagebrush-sea habitat to human development. Smith said the number of birds known for their iconic mating dance has dropped to just 4,000. The BLM manages 42% of the bird's remaining habitat, and is accepting public comments on its proposal through Feb. 7.

After 20 years of work by conser-

vationists, in November the U.S. Fish and Wildlife Service agreed to list wolverines as threatened under the Endangered Species Act. Fur trapping and poisoning brought the animal to the brink of extinction, and just 300 remain in the lower 48.

Andrea Zaccardi, carnivore conservation program legal director at the Center for Biological Diversity, said climate change and human disturbance are the two main threats.

"Wolverines need high elevation, large snowpack levels for their denning habitat," Zaccardi explained. "Climate change obviously is reducing the availability of the heavy snowpack in high elevations that wolverines need."

Ryan Sedgely, southern Rockies field representative for the Endangered Species Coalition, credited the Endangered Species Act for helping gray wolves rebound from near-total extinction in parts of the Northern Rockies and other states. After Colorado voters approved their reintroduction in 2020, 10 wolves were released this December.

"Wolves haven't been in Colorado since the 1940s when they were systematically eradicated," Sedgely noted. "Restoring the balance to nature, to our ecosystems, is really important."

This story via The Associated Press' Storyshare, of which Colorado Community Media is a member.

PROJECT

FROM PAGE 5

"Commerce City, like the rest of Colorado, is in need of affordable housing," said Eric Nesbitt, principal of Nesbitt Development. "This development is an opportunity to support residents of Commerce City who are feeling the strain of housing costs yet want to stay rooted in their community."

"Brinshore is extremely excited to work on another transit-oriented development with ULC and our

partner, Nesbitt Development, to bring balanced revitalization to Commerce City," said David Brint, Brinshore principal and co-founder. "We are committed to delivering much-needed affordable housing to Colorado neighborhoods."

The entire design and construction team is based locally in the Denver metro area. Chris Carvell Architects is the architect. Alliance Construction Solutions is the general contractor. Wilson Engineering is the civil engineer and surveyor. Terracon is providing environmental services. DAE Company is providing construction management services.



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 **Colorado Community Media**

Wringing out the new year

Dry January attracts sober curious



BY MCKENNA HARFORD
MHARFORD@COLORADOCOMMUNITYMEDIA.COM

While it's long been trendy for New Year's resolutions to focus on improving health, a growing group of people is tackling that goal by participating in Dry January.

Dry January is a 31-day challenge to not drink any alcoholic beverages, serving as a sort of cleanse after the winter holidays when it's common to drink more excessively. According to a February 2023 poll from CivicScience, 16% of American adults abstained from alcohol last year for the challenge.

There's a multitude of physical and mental health benefits from cutting out alcohol, even temporarily, said Jill Hefti Breed, a family nurse practitioner at AdventHealth, such as better sleep, improved blood pressure, reduced indigestion and potential weight loss.

Hefti Breed cited a 2018 study on Dry January participants that corroborated the advantages of going alcohol-free.

"By week one, you're sleeping better, you have better decision-making, you're more creative and you tend to have better eating patterns," she said. "The liver gets a chance to clear out fats, which even for a month can be quite beneficial. We also see that with the stomach if it's inflamed from alcohol."

The Centers for Disease Control and Prevention recommends women limit drinking to one drink per day and men limit drinks to two per day. Hefti Breed said even drinking the recommended amount comes with a higher risk for some cancers.

She pointed to break periods, like Dry January, as a tool to evaluate how alcohol impacts an individual's quality of life.

"Don't be afraid to talk to your health care provider and ask questions because you won't be labeled and there's no dumb questions," Hefti Breed said.

Kayla Phillips, general manager at Golden Moon Speakeasy, said her own experience with Dry January prompted her to create a mocktail program at the bar in 2021 that focuses on maintaining the experience that comes with drinking craft cocktails.

Options for teetotalers at Golden Moon aren't the typical bitters and soda water or juice mixes that most bars offer. That's because the mocktails, which are crafted with housemade ingredients, include mimics of

the bar's popular original drinks and unique combinations of teas, syrups, juices and sodas.

"I wanted to make drinks that were clearly intentional," she said. "For the house classics that are a staple on our menu, I wanted to make non-alcoholic twins of those so it doesn't even have to look like you're not drinking."

Phillips said her goal with her mocktail options is to make it worth the value and equal in experience to a cocktail.

For example, the bar serves a drink called Phoenix Down, which is a play on a smoked whiskey old fashioned that comes in both alcoholic and alcohol-free options. Both options come with a fancy presentation where the drinks are smoked and served tableside.

"When we pour the drink from the bottle (it's mixed in) to the glass, the smoke comes out before the liquid does and gives a really cool effect," Phillips said. "It adds a wow factor and I think especially when people order nonalcoholic, they're not expecting a full show."

Since the speakeasy started offering its nonalcoholic options, they have gotten more popular across a broad spectrum, Phillips said.

"It's not only people who are interested in only mocktails, but it's a good option for people who aren't trying to drink all night or want to alternate," she said. "I see more mocktail orders in these months because I think people get overwhelmed with holiday drinking obligations."

This January, Phillips is supporting her customers who have health resolutions by creating a seasonal menu of drinks, with and without liquor, that use less sugar and highlight superfoods, such as a carrot turmeric tonic.

Find Golden Moon Speakeasy at 1111 Miner's Alley in Golden.

For Dry January participants who want to avoid the temptation of a bar, but still want to enjoy group activities and social events, The Phoenix provides in-person and online sober get-togethers throughout the state.

Vince Huseman, community engagement manager for The Phoenix, said the concept started in Boulder in 2006 with the desire to maintain an active social life without substances. Volunteers organize fitness and entertainment activities, such as CrossFit, comedy nights, dance parties and hikes, all across the state that are free for sober participants.

SEE DRY JANUARY, P15



DRY JANUARY

FROM PAGE 14

Huseman said the events are inclusive of people who are in recovery, fully sober, sober-curious and sober allies. He added that activities are accessible to people of all abilities and skill levels. The only participation requirement is to be sober for 48 hours before the event.

“We make our events accessible for everyone and will tailor activities so that even folks with no experience can participate,” Huseman said. “Folks will come for our events that we lead, but I think they stay for the community.”

The group works to build a community of people who don’t imbibe in an effort to make the choice to not drink easier and help reduce stigma around sobriety and recovery, Huseman said.

“I think when you’re with other people who are also sober or evaluating their relationship with alcohol, it helps you build a foundation for your sobriety,” he said. “Some of the events we’ve produced, such as our Denver Pride dance party, are really setting a new standard for sober fun.”

On Jan. 25, The Phoenix is hosting its third annual open mic night, featuring a dozen performers with music, comedy and poetry at Free Spiritual Community in Denver. Huseman said he recommends the event to anyone interested in joining The Phoenix for the first time.



LEFT: For those looking for Dry January activities, the Phoenix is a sober community that hosts a variety of fitness and entertainment events, including Cross Fit, throughout Colorado. Dry January, a 30-day challenge to not drink alcohol, is a growing trend.

COURTESY OF THE PHOENIX

RIGHT: At the Golden Moon Speakeasy, general manager Kayla Phillips crafted a mocktail program with non-alcoholic versions of favorite cocktails, as well as unique original beverages. Phillips favorite mocktail is the Phoenix Down, a smoked whisky-like drink.

COURTESY OF GOLDEN MOON SPEAKEASY

'The Wind' premieres at Su Teatro

Seeing a theatrical production inspired by a blockbuster film is an increasingly common occurrence in modern times. But a production based on a lesser-known work from the silent movie era? That's a little less common.

But that's just what David Nehls has done with **"The Wind,"** a new one-person musical he's staging with actress Emily Van Fleet. The show is based on a 1928 silent film featuring Lillian Gish, which in turn was based on a novel written by Dorothy Scarborough (who published anonymously at the time) in 1925.

"I'm a silent movie fan, and one viewing of this film really altered my thoughts," Nehls, who wrote the music, lyrics and book, explained. "It's really a beautifully made film and the emotions are so heightened — it's the kind of thing you don't see today. And I really thought it needed to be a musical, but not a typical one."

Nehls and Van Fleet having been working on the show since 2019 and did several virtual versions during the pandemic, but the performance for Stories on Stage at the **Su Teatro Cultural and Performing Arts Center**, 721 Santa Fe Drive in Denver, at 2 p.m. on Sunday, Jan. 14, will be the first time it's been done in front of an audience. The production will feature Nehls, violinist Emily Lewis and cellist David Short providing musical accompaniment.

COMING ATTRACTIONS



Clarke Reader

The story focuses on Letty, a young woman who travels from Virginia to Texas in the 1880s and is tormented by a seemingly never-ending wind. As if the challenge of playing such a complex character isn't enough, Van Fleet plays all the characters she confronts throughout the story.

"You can't ask for better in this town than Emily and working on this with her has been a total joy," Nehls said. "She is so versatile and can play so many emotions. Best of all, she's not afraid of a challenge."

Musically, Nehls says the show has an operetta feel to it, with a lot of text working its way into the story. He was inspired by major film composers, like Bernard Herrmann, who frequently collaborated with Alfred Hitchcock, but also provides the show a bit of a pop ballad as well.

While the show is only playing for one day only, the hope is that it could lead to a larger production. But regardless, Nehls is just excited to get it in front of audience.

"We're going to make it as perfect as we can and see what the experience will be like," he said. "I hope it provides a glance at a historical period and re-

minds people that things aren't that different now. There is definitely a lesson to be learned from the show."

For information and tickets, visit www.storiesonstage.org.

We 3 reunite at Center for the Arts Evergreen

You never can tell how important the relationships you make in high school will be. For Grace Eberl, Kate Kennedy and Amy Thornton, that proved to be extremely true, as **We 3**, the new exhibition at the **Center for the Arts Evergreen**, 31880 Rocky Village Drive, beautifully demonstrates. The show runs through Wednesday, Feb. 10, with an opening reception on Thursday, Jan. 11 from 5 to 8 p.m.

Eberl, Kennedy and Thornton met in the early 1970s as art students at Arvada West High School, all three taught by Mr. David Passarelli, and remained friends. Their styles have changed and evolved over the years, but the power of their connection remains strong.

For more information on the show, visit <https://evergreenarts.org/event/exhibition-we-3/>.

See the latest in contemporary quilting at St. Andrew

The Front Range Contemporary Quilters, a group dedicated to promoting contemporary quilt making and fiber art for the Colorado art quilt community, is exhibiting their works at **St. Andrew United Methodist**

Church, 9203 S. University in Highlands Ranch through Saturday, Feb. 6. Viewing hours are 8 a.m. to 9 p.m. Monday through Thursday, 8 a.m. to 4:30 p.m. Friday and Saturday and 7 a.m. to 9 p.m. on Sunday.

The FRCQ is always looking at new and exciting ways to explore the form, so for more information, visit www.artquilters.org.

Clarke's Concert of the Week — Colter Wall at Mission Ballroom

I get a little leery anytime someone describes an artist as a "real" representative of any particular genre, but I don't know how else to describe Canada's **Colter Wall** other than to say he's real western music. His arrangements are most often simple and direct and yet the power of his baritone cuts through all the noise and just grabs the listener — it has been out for years, but "Night Herding Song," still knocks me back.

I'm definitely not the only fan of Wall's approach, as he's gearing up for a three-evening run at the **Mission Ballroom**, 4242 Wynkoop St. in Denver. He'll be performing at 8 p.m. on Thursday, Jan. 11, Friday, Jan. 12 and Saturday, Jan. 13. Get tickets at www.axs.com.

Clarke Reader's column on culture appears on a weekly basis. He can be reached at Clarke.Reader@hotmail.com.

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Calendar

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Thu 1/11

Archery

@ 12am
Jan 11th - Jan 24th
Eagle Pointe Recreation Center, 6060 E. Parkway Dr., Commerce City. 303-289-3760

Featured



Jim Gaffigan

@ 7pm
Paramount Theatre, 1621 Glenarm Place, Denver

Amazing Tots

@ 9pm
Jan 11th - Jan 25th
Bison Ridge Recreation Center, 13905 E. 112th Avenue, Commerce City. 303-289-3760

Fri 1/12

Featured



Pro Rodeo 4H Day

@ 1:30pm
Denver Coliseum, 4600 Humboldt St., Denver

Crafty Corner (1/12)

@ 5pm
Eagle Pointe Recreation Center, 6060 E. Parkway Dr., Commerce City. 303-289-3760

Featured



Denver Nuggets vs. New Orleans Pelicans
@ 7pm / \$42-\$4060
Ball Arena, 1000 Chopper Circle, Denver

Sat 1/13

Family Fun Friday- Tie Dye

@ 1am
Jan 13th - Jan 12th
Bison Ridge Recreation Center, 13905 E. 112th Avenue, Commerce City. 303-289-3760

Adventure Explorers: Snow Series

@ 3pm
Jan 13th - Jan 15th
Eagle Pointe Recreation Center, 6060 East Parkway Dr., Commerce City. 303-289-3760

Featured



Colorado Mammoth vs. San Diego Seals
@ 7pm / \$27-\$999
Ball Arena, 1000 Chopper Circle, Denver

Sun 1/14

Arctic Prairie Dog Half, 10k & 5k

@ 8am / \$25-\$60
585 Dillon Rd, Coal Creek Golf Course, Louisville

Denver Nuggets vs. Indiana Pacers

@ 1:30pm / \$69-\$4060
Ball Arena, 1000 Chopper Circle, Denver

Pro Rodeo Canada Night

@ 6:30pm
Denver Coliseum, 4600 Humboldt St., Denver

Mon 1/15

Kidz Day Out: Slick City

@ 3:30pm
Bison Ridge Recreation Center, 13905 E. 112th Avenue, Commerce City. 303-289-3760

Tue 1/16

Featured



Watercolor Jellyfish

@ 10am
Anythink Brighton, 327 East Bridge Street, Brighton. rbowman@anythinklibraries.org, 303-405-3230

Wed 1/17

Retirement 101 Series 1/16

@ 12:30am
Jan 17th - Jan 16th
Eagle Pointe Recreation Center, 6060 E. Parkway Dr., Commerce City. 303-289-3760

Forney Transportation Museum

@ 5pm
Eagle Pointe Recreation Center, 6060 E. Parkway Dr., Commerce City. 303-289-3760

Thu 1/18

Featured



Snacks and Spells: Candlekeep Mysteries

@ 4:30pm
Anythink Huron Street, 9417 Huron Street, Thornton. swhitelouis@anythinklibraries.org, 303-452-7534

Winter Potluck & Bingo

@ 7pm
Fort Lupton Recreation & Parks Department, 203 S Harrison, Fort Lupton. 303-857-4200

Featured



Dirty Side Down Band: Dirty Side Down @ Hoffbrau

@ 8pm
Hoffbrau, 9110 Wadsworth Pkwy, Westminster

Calendar information is provided by event organizers. All events are subject to change or cancellation. This publication is not responsible for the accuracy of the information contained in this calendar.

A Cumbia New Years celebration

Latin dance genre a hit at Salon Ocampo

BY JACKIE RAMIREZ
SPECIAL TO COLORADO COMMUNITY MEDIA

The New Year didn't arrive quietly at Denver's Salon Ocampo, which gave the old year a loud goodbye with lights, screens, dance and music.

Salon Ocampo is no stranger to the Mexican music scene. The event center brought four Sonideros who joined Denver-based performers the Grupo Kaoba to give a bright welcome to the New Year Dec. 30.

As owner of Salon Ocampo Ivan Sosa, who performed at the event as DJ Barrio Sonidero, was excited to host the final event of the year fea-

turing Cumbia Sonidera.

Sosa manages two to three Cumbia Sonidera events per year, aside from hosting quinceañeras and weddings at Salon Ocampo. His preparation for the Cumbia Sonidera event started a week and a half before the event, and Sosa worked with his peers to set up screens, speakers, lights, and audio to ensure a strong party atmosphere for the end of the year.

The inspiration behind having an event of Cumbia Sonidera came from Sosa's love of the music of Mexico.

"I love the Sonidera music, especially here in Denver, Colorado, I have given it my all with the audio. Music has been my life and the audio too since I was a kid. I've always done it," Sosa said.

SEE CELEBRATION, P19



The DJ keeps the Cumbia Sonidero coming Dec. 30 at Denver's Salon Ocampo

JACKIE RAMIREZ

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CELEBRATION

FROM PAGE 18

The Cumbia Sonidera subgenre has a long history. Cumbia comes from Colombia but has expanded over time to different regions of Mexico and the United States. This expansion allows different people to discover Cumbia and give their unique twist to the genre of music.

Rene Perez, who has been a Sonidero for 42 years and is a part of Amistad Caracas, explains that the Sonideros themselves set Cumbia Sonidera apart from other types of Cumbia. The Sonideros are a crucial and distinct feature of this subgenre.

"The DJ doesn't speak, but a Sonidero does. The DJ mixes the Sonidera music and brings in different types of music that the DJ dedicates himself to," Perez said. "With mixed music, you need to learn the beats and mixing, but the Sonidero

doesn't. He feels the music, and we are used to the bass."

The Sonidero speaks and sends shout-outs on their behalf or from requests of the people, he said. It helps create a sense of community in the music, which is important to the neighborhoods in Mexico City.

"We try to transmit what the people like," Perez said.

Sonidera around the globe

Although the origins of Cumbia Sonidera are not well known, many say that the subgenre of music took flight in the neighborhoods of Mexico City. Cumbia Sonidera keeps growing in terms of fans and in style.

Inspired by Mexico City's Cumbia Sonidera, performers in Ecuador have developed their own style called Cumbia Villera. Now, new generations are mixing the Reggaeton genre - itself a mix of Reggae and Latin dance hall music - into Cumbia Sonidera. This subgenre continues to evolve and Sonidera beats can

be heard through the heartbeats of many Latinos.

The Cumbia Sonidera event of El Ocampo did its best to capture the essence of the dances in Mexico City, inviting musicians like Amistad Caracas who traveled from Mexico to be part of the event as well as Grupo Kaoba. Sosa used his memories of dances in Mexico City and his love for the music to create an authentic event.

"More than anything, we hope that the custom of Sonidera in the neighborhoods doesn't get lost," Sosa said. "I am from Iztapalapa and over there, well the dances in the streets, we hope that tradition doesn't get lost now that we are here in the United States - that the dances continue and more than anything, that the Sonidero atmosphere continues."

Grupo Kaoba

With 23 years of playing Cumbia across the United States, Grupo Kaoba gave a live music performance

at the Cumbia Sonidera event at Salon Ocampo. Grupo Kaoba's Eilee Hernandez said it's important to preserve Mexican culture here in the United States with events like this one.

"With the type of music that we play, we try to return to the culture that we all bring from [Mexico], we try to keep that small piece of Mexico with us. We want to keep all of that and bring it here so that the people can feel that they are in their hometown or city, we want it to feel like Mexico," Hernandez said.

The importance of these events is not only for people to strengthen their connection to the Latino community through dancing and hanging out with each other, but to also return to the roots of many people. For many, events like this one are a chance to bring their home and culture to the United States.

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Denver's migrant influx highest per capita in the nation as Democrats call for help

BY JENNIFER BROWN
THE COLORADO SUN

As the number of Venezuelan migrants living in Denver hotels and camping on sidewalks rises by the day, Colorado's two senators and five Democratic U.S. representatives are demanding the federal government pay for more emergency shelter.

In a letter to the Federal Emergency Management Agency, the Democrats said communities coping with an increase in the number of migrants who need housing and food should have access to the agency's Shelter and Services Program, which pays to house migrants who are awaiting the out-

come of immigration proceedings.

Denver has been hardest hit by the yearlong migrant crisis among cities across the nation, with Mayor Mike Johnston claiming his city has received more migrants per capita than any other. Nearly 36,000 migrants have arrived in Denver over the past year, many of them claiming asylum after crossing the U.S.-Mexico border in Texas. In December alone, 144 buses dropped off migrants in Denver, at the pace of 100-200 people per day.

The city has already spent \$34 million setting up emergency shelters, including renting rooms in seven hotels throughout Denver. The number of people in hotels surpassed 4,400 this week, the

highest yet during the yearlong influx.

The number of people sheltered in hotels has doubled just since November, when the Denver Department of Human Services lifted the time limit for families. Single migrants can stay in the hotels for only 14 days, and many have moved into tents on city sidewalks.

An encampment outside the Quality Inn near the corner of Speer Boulevard and Zuni Street has grown so large, stretching multiple blocks and including hundreds of people, that the city plans this week to bus people to shelters and remove the tents, furniture and barbecue grills that have accumulated along the street.

Buses were expected to start shuttling people a week ago to two congregate shelters — one in a city building and another at a church — that will have mats lined on the floor and shower trailers parked outside. The City Council, meanwhile, approved \$330,000 to help pay people's first months of rent, and city employees have been talking to people in the camp all week, warning that they must vacate and inviting them to apply for housing assistance.

The city has helped 300 people fill out rental applications, including 95 so far who've found apartments, said Jon Ewing, spokesman for Denver Human Services. For those who have a job, the city is paying their first month's rent. People still looking for work could receive up to three months of rent, he said.

Migrants who are living on the street can stay in one of the two congregate shelters for up to 30 days. "This is not a sweep," he said.

"We are literally pulling them off the street and trying to get them into a site where they will be healthier, where they will be safer, where they can go take a shower."

The city is also offering them bus tickets to other cities, since Denver is close to exhausting its hotel and apartment space, Ewing said.

"If it didn't work out here, if it isn't what you expected, if it's a little colder than expected, we will be buying you a ticket," he said. "We are leveling with everyone when we say we only have limited resources. We only have so much money. There are only so many affordable units in Denver. People are starting to understand."

Other cities with a huge number of newcomers from South America include Chicago and New York, while some places have seen far fewer migrants.

Denver already has purchased thousands of one-way bus tickets to other cities, mainly New York and Chicago, at migrants' request. Of the 36,000 migrants who've come to Denver in the past year, at least 9,000 were sent by Texas Gov. Greg Abbott, according to the letter from Colorado Democrats in Congress. Buses from the Texas governor's office have arrived without warning, often in the middle of the night and sometimes in front of the state Capitol.

The letter — signed by Sens. Michael Bennet and John Hickenlooper, and U.S. Reps. Jason Crow, Diana DeGette, Joe Neguse, Yadira Caraveo and Brittany Pettersen — said the migrant population is straining state and local government, as well as nonprofits that are trying to house and feed them.

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Brighton football's Quammie goes big-time

Bulldogs' safety commits to Northern Colorado

In one part of Jackson Quammie's life, the Brighton High School senior plays rugby.

He plays well enough to be part of the travel squad for a national team. Recently, the team competed in a world tournament in New Zealand in early December.

But next fall, Quammie will engage in another part of his athletic life. After weighing several schools in the area and beyond, Quammie committed to the University of Northern Colorado, an NCAA Division I program in Greeley.

"I chose the University of Northern Colorado to play football because they were the only team that made me feel like they trusted in me fully, and they've been making me a part of the community for a while now," he said. "The amazing coaches helped make the decision easy."

Quammie is listed as a safety/free safety on the Bulldogs roster.

As such, he made one tackle this season. He also carried the ball five times for 53 yards and caught 25 passes for 294 yards and three touchdowns.

In three years with the Bulldogs in Brighton, he caught 22 passes for 655 yards and scored eight touchdowns.

He plays on the school's basketball team, and he's recorded top times of 4.52 seconds in the 40-yard dash and 10.83 seconds in the 100-meter.

Quammie drew interest from Colorado State University-Pueblo, Lindenwood University in Missouri, Western State University in Gunnison "and a few other smaller schools." He plans to major in fine arts with a specialty in pottery.

"I am very excited to play D1 football but a little nervous about it at the same time," Quammie said. "I just want to say thank you to coach DJ Williams and everything he's done for me and my family."



Jackson Quammie, a two-way football player for the Brighton Bulldogs, recently committed to the University of Northern Colorado in Greeley. The senior said he's thrilled to play at the Division I level.

COURTESY

Copper Mountain volunteer boot packers stomp trails to reduce avalanche danger

BY JASON BLEVINS
THE COLORADO SUN

The hardy skiers shoulder their skis and wade into the waist-deep powder atop the steep Patrol Chute in Spaulding Bowl at Copper Mountain. Reed Ryan, the ski area's snow safety boss, warns the crew of looming avalanche hazards.

"We may hear some whumpfs. We may see some cracking. That's fine. That's what we are here for," he says as the line of boot packers begins stomping down one of the steepest lines at Copper Mountain.

They plug their ski boots deep into the snow, mixing the powder on the top layer with the sugary

facets closer to the ground. When they've trampled Patrol Chute, they move over to the next. It's a grueling day for the unpaid volunteers.

"But it's fun and outside and so beautiful and I'm hanging with great people," says John Murtha, a 48-year-old from Frisco who is finishing up his second year boot packing at his home hill.

In 2015, Copper Mountain ski patrollers started recruiting volunteers to boot pack the ski area's steepest terrain. There were about 20 skiers who signed up that first winter. Now there are 75 and a long waiting list. Most of the skiers keep coming back every winter.

Boot packing is an important part of avalanche mitigation at other ski areas like Aspen Highlands, Crested Butte and Silverton Mountain. Steep ski areas have long enlisted volunteers who wade through snow in exchange for passes or lift tickets. Their boots stabilize snowpacks through compaction, mixing up the snowpack to reduce the risk of catastrophic slides.

There's another, overlapping purpose of boot packing: snow conservation.

"We want to keep the snow up where we can ski it," says Bill Blair, a former Copper Mountain ski patroller who now works as director of mountain operations. "Every

flake is gold."

By getting skiers stomping through steep snow, the chances of a big slide scouring a mountainside to dirt in January is reduced. That's how it was in the old days: wait for the rotten early season snow to avalanche and then wait for more snow to fill in the avalanched snow.

Now, ski patrollers direct a choreographed swirl of mitigation that includes digging pits, hurling bombs and directing snow-blending boot packers, all of which enable skiers to get into the steeps early in the season.

STOMPING

FROM PAGE 22

Copper Mountain patrollers have been able to open the mountain-top Spaulding Bowl with as little as 60 inches of snowfall. This season, they are still working in the bowl after 75 inches of snow. The season's winds and long weeks of snowless, high-pressure weather systems have required additional mitigation efforts.

Following the last big storm in late November, ski patrollers ski-cut Spaulding Bowl, carving diagonal tracks across open faces of snow. The dissected chunks help limit the potential of a massive slab of snow releasing.

As boot packers two weeks ago stomped down the steep lines on the south-facing slopes, a pair of patrollers were digging a pit on a north-facing slope. They were testing the snow to see how previous boot packing work has broken up the rotting, dangerous layer on the ground. Depending on what the snow pit reveals, the boot packers might be called back to the north-facing zone.

The snow-stomping crew typically winds down after the first of the year. They get a free pass for seven days of work. But where a ski pass is a big motivator at resorts like Aspen Highlands — where 15 days of boot packing earns a \$3,000 Premier Pass — the Copper Mountain boot packers are not necessarily working for a ticket to ride lifts.

"They get to be behind the curtain a little bit and see how we operate," says Ryan, who has hired six boot packers over the years to join the Copper Mountain patrol. "And they usually get a little bit of soft snow to ski."

Atop Spaulding Bowl, the boot packers are happy to share some important tips. Like: tuck the gaiter under the cuff of your ski pants underneath the buckles of your boots to keep snow from sneaking into your boots. And clasp your buckles tight because they pop open when plugging deep snow. And sort of pre-step your hole before fully weighting your downhill leg, so you can get deep into the snow and reach those weak facets near the ground.

"This is kind of perfect boot packing snow," Ryan says as the line of packers slowly descends Patrol

Chute, most of them hip deep in powder.

At the bottom of the steep, Ryan makes the call to put on skis. After a couple minutes of side-stepping down, it's time to ski and the packers stack tidy squiggles in the apron of snow beneath the chute.

Jim Bradley, a 33-year-old from Leadville, takes the opportunity beneath the ski tracks to ask Ryan and Blair about their favorite places to ski at Copper Mountain. He listens closely as they describe wooded nooks and hidden patches.

Bradley has boot packed at Copper Mountain for five winters. He likes how the work delivers insights into the snowpack before the back-country season gets rolling. How else could he spend time in the north-facing Alpine without exposing himself to serious avalanche risks? And he likes listening to the Copper vets tell their stories.

"Just going on the different slopes and feeling the different snow packs at different angles, different sun exposure, different wind exposure, it really does help you get a kind of a feel, early season, for what the snowpack is gonna be like for the rest of the year," he said. "And it's so fun to hang with these very knowledgeable ski patrollers and pick their brains. Just so much information to glean, you know."

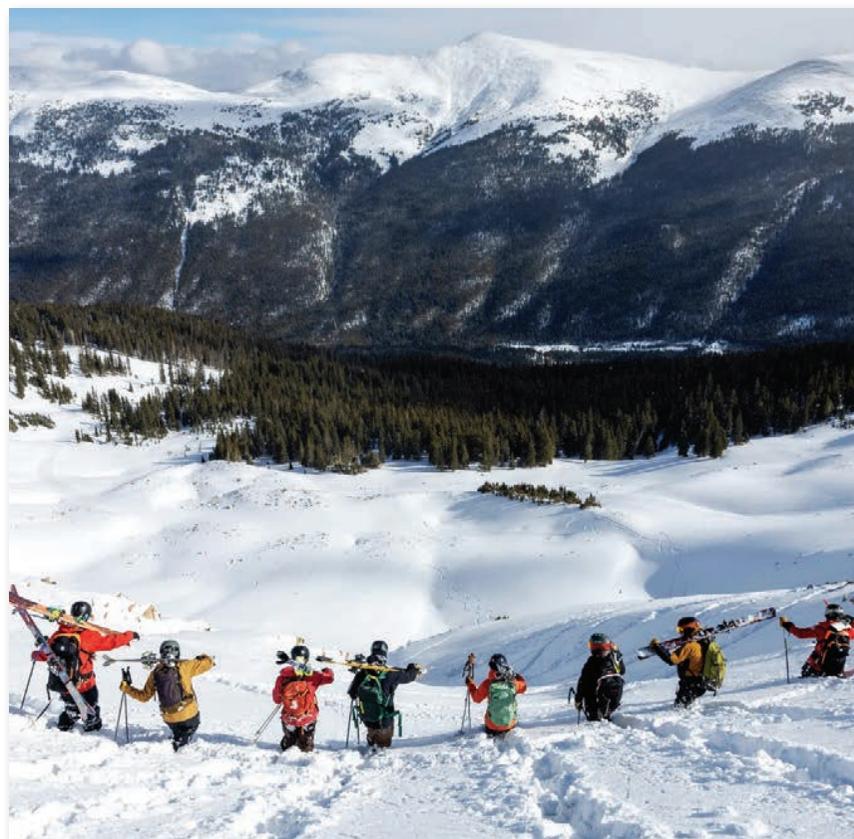
Maria Leech is a full-time ski patroller at Breckenridge who enjoys skiing Copper Mountain. For the early season, she spends her days off from Breck boot packing at Copper.

"Just one more lap to go," she says on her seventh day, nibbling peanut noodles from a Tupperware container in the Copper patrol headquarters. "I get to see another patrol's operations and it's something to do outside before the skiing gets really good."

Two years ago Murtha, the volunteer from Frisco, was rushed to Denver via Flight for Life after suffering a stroke. Now, he says, "I say yes to a lot of adventures." Like boot packing.

"I mean, come on. Look at how beautiful this is," he says, riding a chair up for his final lap of the day burrowing through precipitous powder. "I'm pretty lucky. I'm living life, baby!"

This story was printed through a news sharing agreement with The Colorado Sun, a journalist-owned nonprofit based in Denver that covers the state.



Volunteer boot packers work their way down Copper Mountain's Spaulding Bowl in Summit County.

PHOTO BY HUGH CAREY THE COLORADO SUN

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Misc. Notices

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Classifieds
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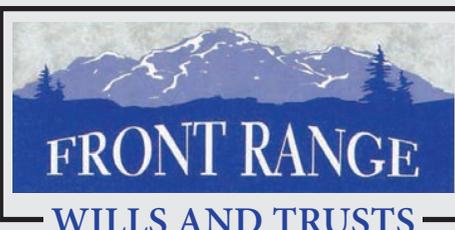
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Service Directory
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Legals

Public Trustees

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. A202380119

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 17, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
Tamera Rewerts
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt
COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust
July 23, 2010
County of Recording
Adams
Recording Date of Deed of Trust
July 28, 2010
Recording Information (Reception No. and/or Book/Page No.)
2010000049725
Original Principal Amount
\$78,937.00
Outstanding Principal Balance
\$58,602.52

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

CONDOMINIUM UNIT NO. 1F, BUILDING NO. 4, TANGLEWOOD (A CONDOMINIUM) ACCORDING TO THE RECORDED MAP THEREOF, AND ACCORDING AND SUBJECT TO THE CONDOMINIUM DECLARATION FOR TANGLEWOOD (A CONDOMINIUM), RECORDED IN BOOK 2085 AT PAGE 843, AND FIRST AMENDMENT TO CONDOMINIUM MAP RECORDED IN BOOK 2097 AT PAGE 813, COUNTY OF ADAMS, STATE OF COLORADO

Purported common address:
12143 Bannock St. Unit F,
Westminster, CO 80234.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/14/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s),

Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/21/2023
Last Publication 1/18/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/17/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
David R. Doughty #40042
Janeway Law Firm PC
9540 Maroon Circle, Suite 320,
Englewood, CO 80112 (303) 706-9990
Attorney File # 23-029601

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. A202380129

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 19, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
Jeffrey E. Machtoff and Diana M. Machtoff
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Lend America, Inc., its successors and assigns
Current Holder of Evidence of Debt
Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, as Trustee for the CSMC 2017-FHA1 Trust, Mortgage-Backed Notes, Series 2017-FHA1
Date of Deed of Trust
October 03, 2008
County of Recording
Adams
Recording Date of Deed of Trust
October 07, 2008
Recording Information (Reception No. and/or Book/Page No.)
2008000079791
Original Principal Amount
\$205,537.00
Outstanding Principal Balance
\$198,569.32

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 26, BLOCK 2, WOODBRIDGE STATION SUBDIVISION FILING NO. 9, COUNTY OF ADAMS, STATE OF COLORADO.

Purported common address:
12969 Forest Way, Thornton, CO 80241.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/14/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/21/2023
Last Publication 1/18/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/19/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Amanda Ferguson #44893
Halliday, Watkins & Mann, P.C.
355 Union Blvd., Suite 250,
Lakewood, CO 80228 (303) 274-0155
Attorney File # CO14045

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. A202380128

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 19, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
Elena M Lujan AND Paul J Lujan
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SOUTHWEST FUNDING, LP, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt
COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust
May 13, 2021
County of Recording
Adams
Recording Date of Deed of Trust
May 14, 2021
Recording Information (Reception No. and/or

Book/Page No.)
2021000059402
Original Principal Amount
\$404,537.00
Outstanding Principal Balance
\$393,678.09

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 3, BLOCK 18, BUFFALO MESA SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Purported common address:
10450 Kittredge Street,
Commerce City, CO 80022.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/14/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/21/2023
Last Publication 1/18/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/19/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Alison L. Berry #34531
Janeway Law Firm PC
9540 Maroon Circle, Suite 320,
Englewood, CO 80112 (303) 706-9990
Attorney File # 23-031030

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. A202380142

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 24, 2023, the undersigned Public

Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
WANDA SULLLEY
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FIRST NATIONAL BANK
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
November 06, 2008
County of Recording
Adams
Recording Date of Deed of Trust
November 10, 2008
Recording Information (Reception No. and/or Book/Page No.)
2008000089276
Original Principal Amount
\$344,000.00
Outstanding Principal Balance
\$385,630.57

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 12, BLOCK 1, GREEN ESTATES FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Purported common address:
15323 EDNA DRIVE,
BRIGHTON, CO 80603.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/14/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/21/2023
Last Publication 1/18/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/24/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number



Public Notices

and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
 Ryan Bourgeois #51088
 Barrett, Frappier & Weisserman, LLP
 1391 Speer Boulevard, Suite 700,
 Denver, CO 80204 (303) 350-3711
 Attorney File # 00000009926338

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION
 CRS §38-38-103 FORECLOSURE
 SALE NO. A202380112**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 10, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
 James B. Longacre AND Marsha L. Longacre
 Original Beneficiary(ies)
 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOME LOAN CENTER, INC., DBA LENDINGTREE LOANS, ITS SUCCESSORS AND ASSIGNS
 Current Holder of Evidence of Debt
 WELLS FARGO BANK, N.A.
 Date of Deed of Trust
 January 02, 2006
 County of Recording
 Adams
 Recording Date of Deed of Trust
 January 13, 2006
 Recording Information (Reception No. and/or Book/Page No.)
 20060113000048920
 Original Principal Amount
 \$210,000.00
 Outstanding Principal Balance
 \$146,615.22

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 15, BLOCK 2, LAKESHORE PATIOS AT HUNTERS GLEN SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

APN: 0157326312015

**Purported common address:
 12995 Clarkson Way, Thornton, CO 80241.**

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/07/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/14/2023
 Last Publication 1/11/2024
 Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/10/2023

Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
 By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
 Alison L. Berry #34531
 Janeway Law Firm PC
 9540 Maroon Circle, Suite 320,
 Englewood, CO 80112 (303) 706-9990
 Attorney File # 23-030952

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**NOTICE OF UNCLAIMED OVERBID FUNDS
 CRS 38-38-111(2.5b)(3a,b,d)(5)
 PUBLIC TRUSTEE SALE NO. A202379907**

To: Obligor/Grantor(s) on the evidence of debt and/or Deed of Trust or other person entitled. You are advised that there are overbid funds due you. This Notice is given with regard to the following described Deed of Trust:

Name of Obligor/Grantor(s) on the evidence of debt and/or Deed of Trust
 Gary G Blackmore
 Address of Obligor/Grantor(s) on the evidence of debt and/or Deed of Trust
 12125 Monaco Dr, Brighton, CO 80602
 Recording Date of Deed of Trust
 December 15, 2020
 Recording Information
 2020000130848
 Legal Description of Property
 LOT 32, BLOCK 2, HOLLY CROSSING SUB-DIVISION FILING NO. 3, COUNTY OF ADAMS STATE OF COLORADO.
 PARCEL ID NUMBER: 0157132407003
 Street Address of Property
 12125 Monaco Dr, Brighton, CO 80602

NOTICE OF UNCLAIMED OVERBID FUNDS

I sold at public auction, at 10:00 AM on 9/27/23, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, to the highest and best bidder for cash, the real property described above. An overbid was realized from the sale and the funds must be claimed by the Obligor/Grantor(s) on the evidence of debt and/or Deed of Trust or other persons entitled thereto within six months from the date of sale. THE STATE OF COLORADO REQUIRES US TO NOTIFY YOU THAT YOUR PROPERTY MAY BE TRANSFERRED TO THE CUSTODY OF THE STATE TREASURER IF YOU DO NOT CONTACT US BEFORE 3/27/2024 as part of the "Revised Uniform Unclaimed Property Act", pursuant to Colorado law.

First Publication 12/14/23
 Last Publication 1/11/24
 Name of Publication
 Northglenn-Thornton Sentinel

Date: 11/9/23
 Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
 By: Chief Deputy Public Trustee

**COMBINED NOTICE - PUBLICATION
 CRS §38-38-103 FORECLOSURE
 SALE NO. A202380157**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On November 2, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
 Donald Louis Arnold, Jr and Janet Arnold
 Original Beneficiary(ies)
 CitiFinancial Corporation
 Current Holder of Evidence of Debt
 Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust IV
 Date of Deed of Trust
 September 23, 2003
 County of Recording
 Adams
 Recording Date of Deed of Trust
 September 26, 2023
 Recording Information (Reception No. and/or Book/Page No.)
 2023000054730
 Original Principal Amount
 \$15,295.17
 Outstanding Principal Balance

\$1,277.07

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 15, BLOCK 6, YORK HIGHLANDS FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Purported common address:
 9810 N Steele St, Denver, CO 80229.**

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 03/06/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 1/11/2024
 Last Publication 2/8/2024
 Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 11/02/2023
 Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
 By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
 Ilene Dell'Acqua #31755
 McCarthy & Holthus, LLP
 7700 E. Arapahoe Road, Suite 230, Centennial, CO 80112 (877) 369-6122
 Attorney File # CO-23-961705-LL

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION
 CRS §38-38-103 FORECLOSURE
 SALE NO. A202380106**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 5, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
 Jason M. Ketchel AND Heather L. Ketchel
 Original Beneficiary(ies)
 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LENDAGE, LLC, ITS SUCCESSORS AND ASSIGNS
 Current Holder of Evidence of Debt
 CWS INVESTMENTS, INC
 Date of Deed of Trust
 April 15, 2022
 County of Recording
 Adams
 Recording Date of Deed of Trust
 April 20, 2022
 Recording Information (Reception No. and/or Book/Page No.)
 2022000035339
 Original Principal Amount

\$139,200.00
 Outstanding Principal Balance
 \$134,874.35

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 13, BLOCK 2, NORTH GLENN TWENTYSEVENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO

**Purported common address:
 11820 Lincoln Street, Northglenn, CO 80233.**

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/07/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/14/2023
 Last Publication 1/11/2024
 Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/05/2023
 Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
 By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
 Alison L. Berry #34531
 Janeway Law Firm PC
 9540 Maroon Circle, Suite 320,
 Englewood, CO 80112 (303) 706-9990
 Attorney File # 23-030888

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION
 CRS §38-38-103 FORECLOSURE
 SALE NO. A202380108**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 5, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
 Kevin D. McDonald
 Original Beneficiary(ies)
 Sandra Maestas
 Current Holder of Evidence of Debt
 Sandra Maestas
 Date of Deed of Trust
 May 22, 2020
 County of Recording
 Adams
 Recording Date of Deed of Trust
 June 03, 2020
 Recording Information (Reception No. and/or Book/Page No.)
 2020000049994
 Original Principal Amount

\$300,000.00
 Outstanding Principal Balance
 \$290,704.65

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

South 1/2 of Lot 9, Block 4, North Federal Hills County of Adams, State of Colorado

**Purported common address:
 2791 W. 66th Place, Denver, CO 80221.**

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/07/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/14/2023
 Last Publication 1/11/2024
 Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/05/2023
 Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
 By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
 Robert Graham #26809
 Foster Graham Milstein & Calisher LLP
 360 South Garfield Street, 6th Floor,
 Denver, CO 80209 (303) 333-9810
 Attorney File # 03625.0002

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION
 CRS §38-38-103 FORECLOSURE
 SALE NO. A202380127**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 19, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
 William Hellhake
 Original Beneficiary(ies)
 Sooper Credit Union
 Current Holder of Evidence of Debt
 Sooper Credit Union
 Date of Deed of Trust
 December 28, 2021
 County of Recording
 Adams
 Recording Date of Deed of Trust
 January 07, 2022
 Recording Information (Reception No. and/or Book/Page No.)
 202200002357
 Original Principal Amount
 \$71,000.00
 Outstanding Principal Balance

Public Notices

\$69,872.13

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 46, REUNION FILING NO. 22, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

Purported common address:
11060 Richfield Circle,
Commerce City, CO 80022-8979.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/14/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/21/2023
Last Publication 1/18/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/19/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
INMAN TEHRANI #44076
HOLST & TEHRANI, LLP
PO BOX 298, 514 KIMBARK STREET, LONGMONT, CO 80502-0298 (303) 772-6666
Attorney File # 80127

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. A202380153

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 31, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
INOCENTE RAMIREZ MENDOZA AND SERGIO RAMIREZ MENDOZA
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MORTGAGESTREAM FINANCIAL SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt
BANK UNITED N.A.
Date of Deed of Trust
June 24, 2003
County of Recording
Adams
Recording Date of Deed of Trust
July 02, 2003
Recording Information (Reception No. and/or

Book/Page No.)
C1168574
Original Principal Amount
\$221,270.00
Outstanding Principal Balance
\$164,200.90

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 3, BLOCK 7, PARKWOOD SUBDIVISION - FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Purported common address:
3125 EAST 94th DR.,
DENVER, CO 80229.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/28/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 1/4/2024
Last Publication 2/1/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/31/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Alison L. Berry #34531
Janeway Law Firm PC
9540 Maroon Circle, Suite 320,
Englewood, CO 80112 (303) 706-9990
Attorney File # 18-020454

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. A202380117

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 12, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
Michael Minnick
Original Beneficiary(ies)
Coastal Community Bank
Current Holder of Evidence of Debt
Coastal Community Bank
Date of Deed of Trust
August 29, 2022
County of Recording
Adams
Recording Date of Deed of Trust
September 07, 2022

Recording Information (Reception No. and/or Book/Page No.)
2022000075078
Original Principal Amount
\$45,000.00
Outstanding Principal Balance
\$44,050.21

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

APARCEL OF LAND LOCATED IN THE STATE OF CO, COUNTY OF ADAMS, WITH A SITUS ADDRESS OF 888 S 12TH AVE, BRIGHTON CO 80601-3247 C004 CURRENTLY OWNED BY MINNICK MICHAEL LV HAVING A TAX ASSESSOR NUMBER OF R0006161 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS SUB:HKS ADDITION BLK:3 LOT:15 AND DESCRIBED IN DOCUMENT NUMBER 42424 DATED 04/03/2021 AND RECORDED 04/07/2021.

Purported common address:
888 S 12th Ave, Brighton, CO 80601-3247.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/14/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/21/2023
Last Publication 1/18/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/12/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Amanda Ferguson #44893
Halliday, Watkins & Mann, P.C.
355 Union Blvd., Suite 250,
Lakewood, CO 80228 (303) 274-0155
Attorney File # CO223303

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. A202380145

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 26, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
Jose Julian Solis AND Rocio Ramirez
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRA-

TION SYSTEMS, INC. AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt
MIDFIRST BANK
Date of Deed of Trust
July 31, 2019
County of Recording
Adams
Recording Date of Deed of Trust
August 01, 2019
Recording Information (Reception No. and/or Book/Page No.)
2019000061603
Original Principal Amount
\$414,682.00
Outstanding Principal Balance
\$368,410.84

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 11, BLOCK 1, HIGH POINTE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Purported common address:
10149 GRANBY DRIVE,
Commerce City, CO 80022.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/28/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 1/4/2024
Last Publication 2/1/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/26/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
David R. Doughty #40042
Janeway Law Firm PC
9540 Maroon Circle, Suite 320,
Englewood, CO 80112 (303) 706-9990
Attorney File # 23-031147

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. A202380154

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 31, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
J. Bruce Smith AND Marilyn K. Smith
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt
FINANCE OF AMERICA REVERSE LLC
Date of Deed of Trust
January 16, 2017
County of Recording
Adams
Recording Date of Deed of Trust
January 23, 2017
Recording Information (Reception No. and/or Book/Page No.)
2017000006138
Original Principal Amount
\$435,000.00
Outstanding Principal Balance
\$169,753.33

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: This is a Home Equity Conversion Deed of Trust or other Reverse Mortgage. Borrower has died and the property is not the principal residence of any surviving Borrower, resulting in the loan being due and payable.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 3 BLOCK 1 SHERRELWOOD ESTATES-FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Purported common address:
8006 Raritan Street, Denver, CO 80221.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/28/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 1/4/2024
Last Publication 2/1/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/31/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
N. April Winecki #34861
Janeway Law Firm PC
9540 Maroon Circle, Suite 320,
Englewood, CO 80112 (303) 706-9990
Attorney File # 23-031142

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. A202380135

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 24, 2023, the undersigned Public Trustee caused the Notice of Election and



Public Notices

Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
Jamie Heinrich
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt
COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust
September 15, 2021
County of Recording
Adams
Recording Date of Deed of Trust
September 16, 2021
Recording Information (Reception No. and/or Book/Page No.)
2021000110187
Original Principal Amount
\$353,479.00
Outstanding Principal Balance
\$342,166.34

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 6, BLOCK 3, HURON HEIGHTS-FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Purported common address:
11743 Melody Drive, Northglenn, CO 80234.**

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/14/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/21/2023
Last Publication 1/18/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/24/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Alison L. Berry #34531
Janeway Law Firm PC
9540 Maroon Circle, Suite 320,
Englewood, CO 80112 (303) 706-9990
Attorney File # 23-031077

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE
SALE NO. A202380138**

To Whom It May Concern: This Notice is given with regard to the following described Deed

of Trust:

On October 24, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
TWILA E MEDLIN
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR WACHOVIA MORTGAGE CORPORATION
Current Holder of Evidence of Debt
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST
Date of Deed of Trust
May 24, 2002
County of Recording
Adams
Recording Date of Deed of Trust
May 31, 2002
Recording Information (Reception No. and/or Book/Page No.)
C0977173
Original Principal Amount
\$96,600.00
Outstanding Principal Balance
\$64,391.75

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 4, RESUBDIVISION BLOCK 14, NORWOOD PARK, COUNTY OF ADAMS, STATE OF COLORADO.

**Purported common address:
7820 IVYWOOD STREET,
COMMERCE CITY, CO 80022.**

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/14/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/21/2023
Last Publication 1/18/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/24/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Ryan Bourgeois #51088
Barrett, Frappier & Weisserman, LLP
1391 Speer Boulevard, Suite 700,
Denver, CO 80204 (303) 350-3711
Attorney File # 00000009926635

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE
SALE NO. A202380121**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 17, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
Ruben Solis Aldana AND Brandon Ariel Solis Gonzalez
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR Zenith Home Loans, LLC, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt
COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust
February 01, 2023
County of Recording
Adams
Recording Date of Deed of Trust
February 02, 2023
Recording Information (Reception No. and/or Book/Page No.)
2023000006117
Original Principal Amount
\$553,570.00
Outstanding Principal Balance
\$552,566.41

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 22, BLOCK 2, LINDEN FILING NO. 1, AMENDMENT NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

**Purported common address:
12712 E 106TH Ave,
Commerce City, CO 80022.**

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/14/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/21/2023
Last Publication 1/18/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/17/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

Alison L. Berry #34531
Janeway Law Firm PC
9540 Maroon Circle, Suite 320,
Englewood, CO 80112 (303) 706-9990

Attorney File # 23-031064

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE
SALE NO. A202380150**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 31, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
Briana L Simpkins
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc, as beneficiary, as nominee for American Financing Corporation
Current Holder of Evidence of Debt
PennyMac Loan Services, LLC
Date of Deed of Trust
January 06, 2021
County of Recording
Adams
Recording Date of Deed of Trust
January 08, 2021
Recording Information (Reception No. and/or Book/Page No.)
2021000002277
Original Principal Amount
\$230,743.00
Outstanding Principal Balance
\$219,490.22

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Lot 126, the Amended Plat of the Westminster Homes Subdivision, Together with the Right to Use Parking Space No(s). 177, County of Adams, State of Colorado.

**Purported common address:
8003 Wolff Street #H,
Westminster, CO 80031.**

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/28/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 1/4/2024
Last Publication 2/1/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/31/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

Aricyn J. Dall #51467
Randall S. Miller & Associates, P.C.
216 16th Street, Suite 1210,
Denver, CO 80202 (720) 259-6710
Attorney File # 23CO00447-1

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE
SALE NO. A202380151**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 31, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
Tyler R Mitchler
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Franklin American Mortgage Company, A Tennessee Corporation, Its Successors and Assigns
Current Holder of Evidence of Debt
PNC Bank, National Association
Date of Deed of Trust
July 25, 2016
County of Recording
Adams
Recording Date of Deed of Trust
July 26, 2016
Recording Information (Reception No. and/or Book/Page No.)
2016000060052
Original Principal Amount
\$283,000.00
Outstanding Principal Balance
\$271,722.99

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 14, BLOCK 10, WOODGLEN FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Purported common address:
3622 East 114th Drive,
Thornton, CO 80233-2515.**

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/28/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 1/4/2024
Last Publication 2/1/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/31/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

Public Notices

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

lene Dell'Acqua #31755
McCarthy & Holthus, LLP
7700 E. Arapahoe Road, Suite 230, Centennial, CO 80112 (877) 369-6122
Attorney File # CO-23-968181-LL

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. A202380120

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 17, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
Robert Wieder
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt
COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust
March 26, 2020
County of Recording
Adams
Recording Date of Deed of Trust
March 26, 2020
Recording Information (Reception No. and/or Book/Page No.)
202000027501
Original Principal Amount
\$342,897.00
Outstanding Principal Balance
\$323,077.64

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 28, BLOCK 5, DEZA ESTATES, THIRD FILING COUNTY OF ADAMS, STATE OF COLORADO.

**Purported common address:
1045 West 97Th Avenue,
Northglenn, CO 80260.**

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/14/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/21/2023
Last Publication 1/18/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/17/2023

Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

N. April Winecki #34861
Janeway Law Firm PC
9540 Maroon Circle, Suite 320,
Englewood, CO 80112 (303) 706-9990
Attorney File # 22-027070

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

NOTICE OF UNCLAIMED OVERBID FUNDS CRS 38-38-111(2.5b)(3a,b,d)(5) PUBLIC TRUSTEE SALE NO. A202379948

To: Obligor/Grantor(s) on the evidence of debt and/or Deed of Trust or other person entitled. You are advised that there are overbid funds due you. This Notice is given with regard to the following described Deed of Trust:

Name of Obligor/Grantor(s) on the evidence of debt and/or Deed of Trust
James D Brown
Address of Obligor/Grantor(s) on the evidence of debt and/or Deed of Trust
11069 Ogden St, Northglenn, CO 80233-3152
Recording Date of Deed of Trust
January 02, 2019
Recording Information
201900000029
Legal Description of Property
LOT 11, BLOCK 10, NORTH GLENN -SIXTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

A.P.N. : 0171911208012

Street Address of Property
11069 Ogden Street,
Denver, CO 80233-3152

NOTICE OF UNCLAIMED OVERBID FUNDS

I sold at public auction, at 10:00 AM on 10/25/23, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, to the highest and best bidder for cash, the real property described above. An overbid was realized from the sale and the funds must be claimed by the Obligor/Grantor(s) on the evidence of debt and/or Deed of Trust or other persons entitled thereto within six months from the date of sale. THE STATE OF COLORADO REQUIRES US TO NOTIFY YOU THAT YOUR PROPERTY MAY BE TRANSFERRED TO THE CUSTODY OF THE STATE TREASURER IF YOU DO NOT CONTACT US BEFORE 4/25/2024 as part of the "Revised Uniform Unclaimed Property Act", pursuant to Colorado law.

First Publication 1/11/24
Last Publication 2/8/24
Name of Publication Northglenn-Thornton Sentinel

Date: 12/6/23

Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. A202380146

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 26, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
Jennifer Romero
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITYWIDE HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt
COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust
November 26, 2018
County of Recording
Adams
Recording Date of Deed of Trust

November 27, 2018
Recording Information (Reception No. and/or Book/Page No.)
2018000094642
Original Principal Amount
\$333,841.00
Outstanding Principal Balance
\$276,937.36

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 2, BLOCK 8, WYNDEMERE SUBDIVISION FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0172107303008

**Purported common address:
4470 E 106Th Dr, Thornton, CO 80233.**

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/28/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 1/4/2024
Last Publication 2/1/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/26/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

N. April Winecki #34861
Janeway Law Firm PC
9540 Maroon Circle, Suite 320,
Englewood, CO 80112 (303) 706-9990
Attorney File # 23-031095

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. A202380116

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 10, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
Holly Street Ventures, LLC
Original Beneficiary(ies)
Indicate Capital Fund 1, LLC
Current Holder of Evidence of Debt
Indicate Capital Fund 1, LLC
Date of Deed of Trust
June 01, 2021
County of Recording
Adams

Recording Date of Deed of Trust
June 08, 2021
Recording Information (Reception No. and/or Book/Page No.)
2021000068522
Original Principal Amount
\$1,000,000.00
Outstanding Principal Balance
\$1,225,000.00

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Legal Description

A PART OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE NORTH 89°45'59" EAST ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°45'59" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1293.22 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 1/2 SOUTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 20; THENCE NORTH 00°03'01" WEST ALONG THE EAST LINE OF SAID SOUTH 1/2 SOUTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 945.93 FEET; THENCE SOUTH 00°03'01" EAST ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SOUTH 1/2 SOUTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 880.00 FEET; THENCE SOUTH 89°45'59" WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 1293.21 FEET; THENCE NORTH 00°04'33" WEST ALONG A LINE 30.00 FEET EAST AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THE WEST 20 FEET THEREOF FOR ROAD PURPOSES AS CONTAINED IN DEED RECORDED JUNE 05, 1986 IN BOOK 3154 AT PAGE 511, AND EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED MAY 17, 1991 IN BOOK 3778 AT PAGE 953, AND EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED MAY 18, 2001 AT RECEPTION NO. C0802705,

COUNTY OF ADAMS, STATE OF COLORADO.

Also Known As:

Vacant Land Parcel ID: 0157120219097

**Affidavit of Scriveners Error Date of Affidavit of Scriveners Error September 20, 2023
Recording Date of Affidavit of Scriveners Error September 20, 2023 Reference Nos. of recorded 2023000053612 Affidavit of Scriveners Error Correcting Parcel ID from 0157120000023 to 0157120219097**

****Pursuant to First Loan Modification Agreement dated February 2, 2022, recorded February 4, 2022 at Reception No. 2022000011107**

Purported common address:

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/07/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/14/2023
Last Publication 1/11/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/10/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

Robert T. Cosgrove #12217
Burns, Wall and Mueller P.C.
303 E. 17TH AVENUE, #920,
DENVER, CO 80203 (303) 830-7000
Attorney File # 80116

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. A202380147

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 26, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
IDAHLYNN KARRE
Original Beneficiary(ies)
KINSTON CORP.
Current Holder of Evidence of Debt
KINSTON CORP.
Date of Deed of Trust
June 25, 2021
County of Recording
Adams
Recording Date of Deed of Trust
June 29, 2021
Recording Information (Reception No. and/or Book/Page No.)
2021000077143
Original Principal Amount
\$20,000.00
Outstanding Principal Balance
\$18,103.30

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Violations including, but not limited to, failure to make full payment of all principal, interest and other charges at the maturity date as required by the Deed of Trust.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 152, REUNION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Purported common address:
17592 PARKSIDE DRIVE SOUTH,
Commerce City, CO 80022.**

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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.



Public Notices

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 AM on Wednesday, 02/28/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 1/4/2024
Last Publication 2/1/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/26/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Alison L. Berry #34531
Janeway Law Firm PC
9540 Maroon Circle, Suite 320,
Englewood, CO 80112 (303) 706-9990
Attorney File # 23-030878

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE
SALE NO. A202380122**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 17, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
Manuel Ojeda
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt
COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust
March 31, 2020
County of Recording
Adams
Recording Date of Deed of Trust
April 01, 2020
Recording Information (Reception No. and/or Book/Page No.)
2020000029345
Original Principal Amount
\$409,937.00
Outstanding Principal Balance
\$316,987.88

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 35, BLOCK 16, BRIGHTON CROSSING FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 156902405012

Purported common address:
22 Apache Plume Street, Brighton, CO 80601.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/14/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/21/2023
Last Publication 1/18/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/17/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Alison L. Berry #34531
Janeway Law Firm PC
9540 Maroon Circle, Suite 320,
Englewood, CO 80112 (303) 706-9990
Attorney File # 22-027025

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE
SALE NO. A202380141**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 24, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
Charlene McGinnis AND Kyle McGinnis
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CELEBRITY HOME LOANS, LLC., ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt
COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust
July 13, 2022
County of Recording
Adams
Recording Date of Deed of Trust
July 15, 2022
Recording Information (Reception No. and/or Book/Page No.)
2022000061452
Original Principal Amount
\$503,848.00
Outstanding Principal Balance
\$499,021.81

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 6, BLOCK 3, SHERWOOD HILLS - THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171913211007

Purported common address:
10144 Saint Paul Dr,
Thornton, CO 80229-2772.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/14/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/21/2023
Last Publication 1/18/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/24/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Alison L. Berry #34531
Janeway Law Firm PC
9540 Maroon Circle, Suite 320,
Englewood, CO 80112 (303) 706-9990
Attorney File # 23-031091

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE
SALE NO. A202380131**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 19, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
TUY DINH TRAN
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICA'S WHOLESALE LENDER
Current Holder of Evidence of Debt
NATIONSTAR MORTGAGE LLC
Date of Deed of Trust
November 17, 2004
County of Recording
Adams
Recording Date of Deed of Trust
December 07, 2004
Recording Information (Reception No. and/or Book/Page No.)
20041207001240400
Original Principal Amount
\$172,000.00
Outstanding Principal Balance
\$94,063.11

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 3, BLOCK 1, SKYLAKE RANCH, COUNTY OF ADAMS, STATE OF COLORADO

Purported common address:

1192 ELM DRIVE,
THORNTON, CO 80233-1888.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/14/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/21/2023
Last Publication 1/18/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/19/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Ryan Bourgeois #51088
Barrett, Frappier & Weisserman, LLP
1391 Speer Boulevard, Suite 700,
Denver, CO 80204 (303) 350-3711
Attorney File # 00000009893215

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE
SALE NO. A202380144**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 26, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
Enedina Soto and Jose G. Soto
Original Beneficiary(ies)
Bank One, N.A.
Current Holder of Evidence of Debt
J.P. Morgan Chase Bank, National Association, successor by merger to Bank One, N.A.
Date of Deed of Trust
August 17, 2001
County of Recording
Adams
Recording Date of Deed of Trust
August 30, 2001
Recording Information (Reception No. and/or Book/Page No.)
CO850146
Original Principal Amount
\$50,000.00
Outstanding Principal Balance
\$17,768.03

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 4, BLOCK 21, SHERRELWOOD ESTATES - FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Purported common address:
460 El Paso Blvd., Denver, CO 80221.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/28/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 1/4/2024
Last Publication 2/1/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/26/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Jessica J. Groen #40660
The Sayer Law Group, P.C.
3600 South Beeler Street, Suite 330,
Denver, CO 80237 (303) 353-2965
Attorney File # CO230115

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE
SALE NO. A202380139**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 24, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
Katie McKenna
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as nominee for Caliber Home Loans, Inc., Its Successors and Assigns
Current Holder of Evidence of Debt
NewRez LLC db/a Shellpoint Mortgage Servicing
Date of Deed of Trust
March 29, 2022
County of Recording
Adams
Recording Date of Deed of Trust
April 05, 2022
Recording Information (Reception No. and/or Book/Page No.)
2022000029860
Original Principal Amount
\$416,000.00
Outstanding Principal Balance
\$409,638.81

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 25, BLOCK 1, SUNSET RIDGE FIRST

Public Notices

FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Purported common address:
9210 Grove St,
Westminster, CO 80031-2720.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/14/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/21/2023
Last Publication 1/18/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/24/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Ilene Dell'Acqua #31755
McCarthy & Holthus, LLP
7700 E. Arapahoe Road, Suite 230, Centennial, CO 80112 (877) 369-6122
Attorney File # CO-23-965863-LL

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. A202380140

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 24, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
Ronald Dale Coddington
Original Beneficiary(ies)
JPMorgan Chase Bank, N.A.
Current Holder of Evidence of Debt
US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust
Date of Deed of Trust
January 22, 2015
County of Recording
Adams
Recording Date of Deed of Trust
February 09, 2015
Recording Information (Reception No. and/or Book/Page No.)
201500009099
Original Principal Amount
\$152,014.00
Outstanding Principal Balance
\$137,373.60

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A

FIRST LIEN.

LOT 4, BLOCK 7, NORTHRIDGE SUBDIVISION COUNTY OF ADAMS, STATE OF COLORADO.

Purported common address:
6528 Xavier St, Arvada, CO 80003.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/14/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/21/2023
Last Publication 1/18/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/24/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Ilene Dell'Acqua #31755
McCarthy & Holthus, LLP
7700 E. Arapahoe Road, Suite 230, Centennial, CO 80112 (877) 369-6122
Attorney File # CO-23-967294-LL

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. A202380130

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 19, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
Alissa Louise Vaughn
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt
COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust
July 30, 2021
County of Recording
Adams
Recording Date of Deed of Trust
August 11, 2021
Recording Information (Reception No. and/or Book/Page No.)
2021000095768
Original Principal Amount
\$333,841.00
Outstanding Principal Balance
\$321,894.79

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 6, BLOCK 3, PLATTE RIVER RANCH
FILING NO. 1, COUNTY OF ADAMS, STATE
OF COLORADO.

APN #: 0157112414027

Purported common address:
872 Mockingbird Lane, Brighton, CO 80601.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/14/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/21/2023
Last Publication 1/18/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/19/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
N. April Winecki #34861
Janeway Law Firm PC
9540 Maroon Circle, Suite 320,
Englewood, CO 80112 (303) 706-9990
Attorney File # 23-031067

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. A202380149

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 31, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
Mark A. Deherrera Sr. and Angela P. Deherrera
Original Beneficiary(ies)
MILA, Inc.
Current Holder of Evidence of Debt
U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2004-3, Home Equity Pass-Through Certificates, Series 2004-3
Date of Deed of Trust
January 30, 2004
County of Recording
Adams
Recording Date of Deed of Trust
February 04, 2004
Recording Information (Reception No. and/or Book/Page No.)
C1273804
Original Principal Amount
\$154,400.00
Outstanding Principal Balance
\$133,019.63

Pursuant to CRS §38-38-101(4)(i), you are

hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 5, BLOCK 6, WOODGLEN FILING NO. 4,
COUNTY OF ADAMS, STATE OF COLORADO.

Purported common address:
3331 Jackson Way, Denver, CO 80233.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/28/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 1/4/2024
Last Publication 2/1/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/31/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Holly R. Shilliday #24423
McCarthy & Holthus, LLP
7700 E. Arapahoe Road, Suite 230, Centennial, CO 80112 (877) 369-6122
Attorney File # CO-23-968862-LL

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. A202380098

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 5, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
Darrel Charles Boudreaux and Wanda Berniece Boudreaux
Original Beneficiary(ies)
JPMorgan Chase Bank, N.A.
Current Holder of Evidence of Debt
JPMorgan Chase Bank, National Association
Date of Deed of Trust
June 01, 2015
County of Recording
Adams
Recording Date of Deed of Trust
June 12, 2015
Recording Information (Reception No. and/or Book/Page No.)
2015000044903
Original Principal Amount
\$106,000.00
Outstanding Principal Balance
\$49,892.07

Pursuant to CRS §38-38-101(4)(i), you are

hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Lot 1, Block 34, North Glen - Second Filing,
County of Adams, State of Colorado.

Purported common address:
421 Emery Rd, Northglenn, CO 80233.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/07/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/14/2023
Last Publication 1/11/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/05/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Marcello G. Rojas #46396
The Sayer Law Group, P.C.
3600 South Beeler Street, Suite 330,
Denver, CO 80237 (303) 353-2965
Attorney File # CO230097

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. A202380102

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 5, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
Duoc Nguyen AND Huyen Thi Bich Lai
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITY-WIDE HOME LOANS, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt
WELLS FARGO BANK, N.A.
Date of Deed of Trust
December 07, 2017
County of Recording
Adams
Recording Date of Deed of Trust
December 11, 2017
Recording Information (Reception No. and/or Book/Page No.)
2017000108581
Original Principal Amount
\$411,600.00
Outstanding Principal Balance
\$371,427.86



Public Notices

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 8, BLOCK 8, HOME FARM SUBDIVISION, FILING NO.2, COUNTY OF ADAMS, STATE OF COLORADO.

Purported common address: 12796 Home Farm Drive, Westminster, CO 80234.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/07/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 12/14/2023
Last Publication 1/11/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/05/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Alison L. Berry #34531
Janeway Law Firm PC
9540 Maroon Circle, Suite 320,
Englewood, CO 80112 (303) 706-9990
Attorney File # 23-030986

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE
SALE NO. A202380152**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On October 31, 2023, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Adams records.

Original Grantor(s)
FREDERICK R GOMEZ
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES
Current Holder of Evidence of Debt
NATIONSTAR MORTGAGE LLC
Date of Deed of Trust
May 06, 2020
County of Recording
Adams
Recording Date of Deed of Trust
May 12, 2020
Recording Information (Reception No. and/or Book/Page No.)
202000042827

Original Principal Amount
\$227,920.00
Outstanding Principal Balance
\$213,116.98

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 20, BLOCK 1, MERRILL CLANCY ADDITION, COUNTY OF ADAMS, STATE OF COLORADO.

Purported common address: 775 SOUTH 3RD AVENUE, BRIGHTON, CO 80601.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder 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 public auction, at 10:00 AM on Wednesday, 02/28/2024, at 4430 S. Adams County Pkwy, Suite W1000, Brighton CO 80601-8219, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication 1/4/2024
Last Publication 2/1/2024
Name of Publication Northglenn-Thornton Sentinel

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;

DATE: 10/31/2023
Alexander L. Villagran, Public Trustee in and for the County of Adams, State of Colorado
By: Treasurer and Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Ryan Bourgeois #51088
Barrett, Frappier & Weisserman, LLP
1391 Speer Boulevard, Suite 700,
Denver, CO 80204 (303) 350-3711
Attorney File # 00000009923822

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

City and County

Public Notice			
Adams County Warrants: December 25, 2023 - December 29, 2023			
GENERAL FUND			
Supplier Name	Warrant Date	Amount	
CARUSO JAMES LOUIS	12/26/23	5,325.00	
ADAMS COUNTY SHERIFF CIVIL DIV	12/26/23	24.00	
ELDORADO ARTESIAN SPRINGS INC	12/26/23	45.75	
FEDEX	12/26/23	287.56	
FIRST CALL OF COLO	12/26/23	3,450.00	
LANDAUER INC	12/26/23	3,524.90	
MECSTAT LABORATORIES	12/26/23	210.00	
NMS LABS	12/26/23	17,347.00	
CCCMED COLO LLC	12/26/23	140.00	
SYMMETRY ENERGY SOLUTIONS LLC	12/26/23	18,644.12	
UKG KRONOS SYSTEMS LLC	12/26/23	165.00	
Fund Total		49,163.33	
Golf Course Enterprise Fund			
PROFESSIONAL RECREATION MGMT I	12/27/23	37,294.36	
Fund Total		37,294.36	
Grand Total		86,457.69	

Legal Notice No.: NTS3269
First Publication: January 11, 2024
Last Publication: January 11, 2024
Publisher: Northglenn-Thornton Sentinel

Public Notice

**ORDINANCE NO. 23-12
INTRODUCED BY:
Council Member Jensen
Council Member Sellers**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FEDERAL HEIGHTS, COLORADO, REPEALING AND REENACTING IN ITS ENTIRETY AND RETITLING CHAPTER TWO, ARTICLE V, OF THE FEDERAL HEIGHTS MUNICIPAL CODE REGARDING UNCLAIMED AND SURPLUS PROPERTY

INTRODUCED, READ, AND PASSED AS AN ORDINANCE, ON FIRST READING AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FEDERAL HEIGHTS COLORADO THE 21st DAY OF November 2023.

READ, PASSED AND ADOPTED AS AN ORDINANCE ON SECOND READING, AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FEDERAL HEIGHTS, COLORADO, THE 2nd DAY OF January 2024.

The Ordinance is available for review in the City Clerk's office.

Legal Notice No. NTS3277
First Publication: January 11, 2024
Last Publication: January 11, 2024
Publisher: Westminster Window

Public Notice

**ORDINANCE NO. 23-11
INTRODUCED BY:
Council Member Sellers
Council Member DeVries**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FEDERAL HEIGHTS, COLORADO, AMENDING SECTION 62-30, PAYMENT OF WATER BILLS, OF THE FEDERAL HEIGHTS MUNICIPAL CODE

INTRODUCED, READ, AND PASSED AS AN ORDINANCE, ON FIRST READING AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FEDERAL HEIGHTS COLORADO THE 21st DAY OF November 2023.

READ, PASSED AND ADOPTED AS AN ORDINANCE ON SECOND READING, AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FEDERAL HEIGHTS, COLORADO, THE 2nd DAY OF January 2024.

The Ordinance is available for review in the City Clerk's office.

Legal Notice No. NTS3276
First Publication: January 11, 2024
Last Publication: January 11, 2024
Publisher: Westminster Window

Metropolitan Districts

Public Notice

**NOTICE OF VACANCY
ON THE BOARD OF DIRECTORS
OF KARL'S FARM
METROPOLITAN DISTRICT NO. 3**

TO WHOM IT MAY CONCERN, and particularly to the electors of the Karl's Farm Metropolitan District No. 3 (the "District"), City of Northglenn, Adams County, Colorado.

NOTICE IS HEREBY GIVEN, pursuant to Section 32-1-808, C.R.S., that one or more vacancies currently exist on the Board of Directors of the District. Any qualified, eligible elector of the District interested in serving on the Board of Directors for the District should file a Letter of Interest with the Board by 5:00 p.m., on January 21, 2024.

Letters of Interest should be sent to Karl's Farm Metropolitan District No. 3, c/o WHITE BEAR ANKELE TANAKA & WALDRON, 2154 E. Commons Ave., Suite 2000, Centennial, CO 80122.

**KARL'S FARM
METROPOLITAN DISTRICT NO. 3**

By: /s/ WHITE BEAR ANKELE
TANAKA & WALDRON
Attorneys at Law

Legal Notice No. NTS3275
First Publication: January 11, 2024
Last Publication: January 11, 2024
Publisher: Northglenn-Thornton Sentinel

Bids and Settlements

Public Notice

NOTICE OF CONTRACTOR'S SETTLEMENT

Pursuant to Section 38-26-107, C.R.S., notice is hereby given that on February 6, 2024, at Westminster, Colorado, final settlement will be made by the City with Southern Road & Bridge, LLC, hereinafter called the "Contractor," for and on account of the contract for the construction of a Project described as 2023 Bridge Pedestrian Railing Paint Project.

1. Any person, co-partnership, association of persons, company, or corporation that has furnished labor, materials, team hire, sustenance, provisions, provender, or other supplies used or consumed by such Contractor or his subcontractor, or that supplies rental machinery, tools, or equipment to the extent used in the prosecution of the work, whose claim therefor has not been paid by the Contractor or the subcontractor for the work contracted to be done, may file with the City a verified statement of the amount due and unpaid on account of such claim.

2. All such claims shall be filed with the City Attorney's Office, City of Westminster, 4800 W. 92nd Avenue, Westminster, Colorado, 80031 by January 30, 2024.

3. All such claims must be **notarized and** must otherwise comply with the requirements of **C.R.S. § 38 26 107**.

4. Failure on the part of a creditor to file such statement prior to such final settlement will relieve the City from any and all liability for such claim.

Dated at Westminster, Colorado on January 11, 2024.

CITY OF WESTMINSTER

/s/ David R. Frankel
City Attorney

Legal Notice No. NTS3268
First Publication: January 11, 2024
Last Publication: January 18, 2024
Publisher: Westminster Window

Misc. Private Legals

Public Notice

**IN THE CHANCERY COURT FOR
DECATUR COUNTY, TENNESSEE**

**GWENDOLYN DIAN HA YES,
Plaintiff,**

vs.

**STEPHANIE ANNE HA YES,
Defendant.**

Docket No.: 23-1278

ORDER OF PUBLICATION

It appearing to the Court from the Motion filed in this cause that the whereabouts and/or identity of the Defendant is presently unknown and cannot be ascertained upon diligent inquiry, so that ordinary process cannot be served upon her. Therefore, this Order of Publication should be published in the Westminster Window newspaper located in Westminster, Colorado, as the best possible notice to the Defendant under the circumstances.

Defendant, Stephanie Ann Hayes, is hereby required to appear and file and answer with Elizabeth Carpenter, Decatur County Clerk and Master, Decatur County Courthouse, 22 Main Street, Post Office Box 488, Decaturville, Tennessee 38329, or otherwise defend against the Complaint for Divorce and to serve an answer to said petition by March 12, 2024, which is (30) days from the last day of publication of this notice, and send a copy of said answer to Jack A. Leonard, Attorney for Plaintiff in this cause, whose address is 100 South Forrest Avenue, Post Office Box 130, Camden, Tennessee 38320, or default judgment will be entered against the Defendant, Stephanie Ann Hayes, and this cause set for hearing in the Chancery Court of Decatur County, Tennessee, sitting in the Decatur County Courthouse in Decaturville, Tennessee, ex parte as to Defendant, Stephanie Ann Hayes. If there is

no answer, a hearing on Plaintiff motion default shall be heard on **March 12, 2024 at 9:00 p.m.** Failure to answer or appear may result in the Plaintiff being awarded an absolute divorce and restored to the right and privileges of an unmarried person; the Court make an equitable division of the assets, property and debt; that the Plaintiff be granted such further and general relief to which she is entitled.

Entered this 3rd day of December, 2023.

HONORABLE VICKI H. HOOVER
Chancellor

Approved for Entry By:
JACK A. LEONARD BPR #030228
100 South Forrest Avenue
Post Office Box 130
Camden, Tennessee 38320
(731)584-0354
Attorney for the Plaintiff

Legal Notice No. NTS3260
First Publication: January 11, 2024
Last Publication: February 1, 2024
Publisher: Westminster Window

Storage Liens/Vehicle Titles

Public Notice

APT Service, Inc. is seeking title and selling the following abandoned vehicles.

2010 Chev Silverado PK vin# 150217

**Contact them at: APT Service, Inc
4400 Delaware St.,
Denver, CO. 80216
303-455-1264**

Legal Notice No. NTS3263
First Publication: January 11, 2024
Last Publication: January 11, 2024
Publisher: Northglenn-Thornton Sentinel

Notice to Creditors

PUBLIC NOTICE

**NOTICE TO CREDITORS
Estate of TOMICIA SPENCER,
also known as TOMICIA ANN SPENCER
and TOMOCIA A. SPENCER, Deceased
Case Number: 2023 PR 30974**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Adams County, Colorado on or before May 11, 2024, or the claims may be forever barred.

**Leisha Moss
Personal Representative
6966 S. Chapparral Circle West
Centennial, CO 80016**

Legal Notice No. NTS3274
First Publication: January 11, 2024
Last Publication: January 25, 2024
Publisher: Northglenn-Thornton Sentinel

PUBLIC NOTICE

**NOTICE TO CREDITORS
Estate of KAREN THERESE TAYLOR,
Deceased
Case Number: 2023 PR 30801**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Adams County, Colorado on or before April 29, 2024, or the claims may be forever barred.

**James Taylor
Personal Representative
c/o Rocky Mountain Elder Law, LLC
651 Garrison Street, Suite 240
Lakewood, CO 80215**

Legal Notice No. NTS3256
First Publication: December 28, 2023
Last Publication: January 11, 2024
Publisher: Northglenn-Thornton Sentinel

PUBLIC NOTICE

**NOTICE TO CREDITORS
Estate of DARRELL RAY DEARBORN,
a/k/a DARRELL R. DEARBORN,
a/k/a DARRELL DEARBORN , Deceased
Case Number: 2023 PR 30850**

Public Notices



All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Adams County, Colorado on or before May 11, 2024, or the claims may be forever barred.

Attorney for Person Giving Notice
Joseph H. Lusk, #33948
c/o: BOATRIGTH, RIPP & LUSK, LLC
4315 Wadsworth Blvd.
Wheat Ridge, CO 80033
Ph: 303-423-7134

Legal Notice No. NTS3266
First Publication: January 11, 2024
Last Publication: January 25, 2024
Publisher: Westminster Window

PUBLIC NOTICE

NOTICE TO CREDITORS
Estate of KATHY A. GROSSMAN,
AKA, KATHY ANNETTE GROSSMAN,
AKA, KATHY GROSSMAN,
AKA, KATHY A. AUSTIN,
AKA, KATHY ANNETTE AUSTIN,
AKA, KATHY AUSTIN,
AKA, KATHY A. BUSHNELL,
AKA, KATHY ANNETTE BUSHNELL,
AKA, KATHY BUSHNELL,
AKA, KATHY A. GLAZNER,
AKA, KATHY ANNETTE GLAZNER,
AKA, KATHY GLAZNER, Deceased
Case Number: 2023 PR 30845

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Adams County, Colorado on or before April 29, 2024, or the claims may be forever barred.

John A. Glazner
Personal Representative
3306 Yale Drive
Broomfield, CO 80023

Legal Notice No. NTS3247
First Publication: December 28, 2023
Last Publication: January 11, 2024
Publisher: Northglenn-Thornton Sentinel

PUBLIC NOTICE

NOTICE TO CREDITORS
Estate of James A. Rock II, Deceased
Case Number: 2023 PR 366

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Adams County, Colorado on or before April 29, 2024, or the claims may be forever barred.

James A. Rock
Personal Representative
8474 Chase Dr
Arvada, CO 80003

Legal Notice No. NTS3252
First Publication: December 28, 2023

Last Publication: January 11, 2024
Publisher: Northglenn-Thornton Sentinel

PUBLIC NOTICE

NOTICE TO CREDITORS
Estate of MARTHA LOUISE KEUL, Deceased
Case Number: 2023 PR 30949

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Adams County, Colorado on or before May 11, 2024, or the claims may be forever barred.

Anne E. Stoddart
Personal Representative
RONEY LAW FIRM PC PO Box 177
Arvada, CO 80001
970-673-8284
info@RoneyLawFirm.com

Legal Notice No. NTS3271
First Publication: January 11, 2024
Last Publication: January 25, 2024
Publisher: Northglenn-Thornton Sentinel

PUBLIC NOTICE

NOTICE TO CREDITORS
Estate of Virginia Ann Hickman
aka Virginia A. Hickman
aka Virginia Hickman, Deceased
Case Number: 2023 PR 30955

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Adams County, Colorado on or before April 29, 2024, or the claims may be forever barred.

Shari L. Burton
Personal Representative
38641 Old US Hwy 59
Howe, OK 74940

Legal Notice No. NTS3244
First Publication: December 28, 2023
Last Publication: January 11, 2024
Publisher: Northglenn-Thornton Sentinel

PUBLIC NOTICE

NOTICE TO CREDITORS
Estate of Dorothy Jean Grant, Deceased
Case Number: 2023 PR 455

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Adams County, Colorado on or before May 11, 2024, or the claims may be forever barred.

Alice Grant
Personal Representative
2544 S Rifle St
Aurora, CO 80013

Legal Notice No. NTS3273
First Publication: January 11, 2024

Last Publication: January 25, 2024
Publisher: Northglenn-Thornton Sentinel

PUBLIC NOTICE

NOTICE TO CREDITORS
Estate of Karen Petersen Smith, Deceased
Case Number: 2023 PR 30702

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Adams County, Colorado on or before May 11, 2024, or the claims may be forever barred.

Denise P. Wood
Personal Representative
652 W. Cagney St.
Meridian, ID 83646

Legal Notice No. NTS3265
First Publication: January 11, 2024
Last Publication: January 25, 2024
Publisher: Northglenn-Thornton Sentinel

PUBLIC NOTICE

NOTICE TO CREDITORS
Estate of Charlotte C. Rudolph, Deceased
Case Number: 2023 PR 420

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Adams County, Colorado on or before May 11, 2024, or the claims may be forever barred.

Gayle M. Dew
Personal Representative
13785 Ghost Canyon Road
Hermosa, SD 57744-5020

Legal Notice No. NTS3270
First Publication: January 11, 2024
Last Publication: January 25, 2024
Publisher: Northglenn-Thornton Sentinel

PUBLIC NOTICE

NOTICE TO CREDITORS
Estate of Loretta Ann Sainz
a/k/a Loretta A. Sainz
a/k/a Loretta Sainz, Deceased
Case Number: 2023 PR 30976

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Adams County, Colorado on or before May 4, 2024, or the claims may be forever barred.

Harper Marlowe Trujillo
Personal Representative
c/o The Law Office of Clark Daniel Dray
6343 W. 120th Ave. #211
Broomfield, CO 80020

Legal Notice No. NTS3259
First Publication: January 4, 2024
Last Publication: January 18, 2024

Publisher: Westminster Window

Public Notice

District Court, Adams County, Colorado
Court Address: 1100 Judicial Center Dr.
Brighton, CO 80601

In the Matter of the Estate of:
John Ernest Enlow
a/k/a John E Enlow
a/k/a John Enlow, Deceased.

Case Number:
2023PR030981

Tony C. Rossi #45051
Rossi Law, LLC
1311 S 9th St
Cañon City, CO 81212
Phone: (303) 859-4173
Email: Tony@RossiLawLLC.com

NOTICE OF NON-APPEARANCE HEARING BY PUBLICATION

A hearing on the PETITION FOR ADJUDICATION OF INTESTACY AND FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE will be held at the following time and location or at a later date to which the hearing may be continued:

Date: February 12, 2024.
Time: 8:00 a.m.
Address: 1100 Judicial Center Dr.,
Brighton, CO 80601

Tony C. Rossi, Rossi Law, LLC
1311 S 9th St
Cañon City, CO 81212

Legal Notice No. NTS3264
First Publication: January 11, 2024
Last Publication: January 25, 2024
Publisher: Northglenn-Thornton Sentinel

PUBLIC NOTICE

NOTICE TO CREDITORS
Estate of RONDA HANKINS, Deceased
Case Number: 2023 PR 30896

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Adams County, Colorado on or before May 4, 2024, or the claims may be forever barred.

Dorothy Mason
Personal Representative
501 East 6th Street, Apt. A
Ordway, CO 81063

Legal Notice No. NTS3258
First Publication: January 4, 2024
Last Publication: January 18, 2024
Publisher: Westminster Window

PUBLIC NOTICE

NOTICE TO CREDITORS
Estate of Dean Antony Italiano, Deceased
Case Number: 2023 PR 463

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Adams County, Colorado on or before May 11, 2024, or the claims may be forever barred.

Dean E. Italiano
Personal Representative
13978 Saint Paul Street
Thornton, CO 80602

Legal Notice No. NTS3272
First Publication: January 11, 2024
Last Publication: January 25, 2024
Publisher: Northglenn-Thornton Sentinel

PUBLIC NOTICE

NOTICE TO CREDITORS
Estate of Megan Marie Nierman, Deceased
Case Number: 2023 PR 438

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Adams County, Colorado on or before May 11, 2024, or the claims may be forever barred.

Maureen Nierman
Personal Representative
2661 E 111th Dr
Northglenn, CO 80233

Legal Notice No. NTS3267
First Publication: January 11, 2024
Last Publication: January 25, 2024
Publisher: Northglenn-Thornton Sentinel

Name Changes

PUBLIC NOTICE

Public Notice of Petition for Change of Name

Public notice is given on December 4, 2023, that a Petition for a Change of Name of an adult has been filed with the Adams County Court.

The petition requests that the name of
Maigao Zhang Covington Springs
be changed to Michael Covington Springs
Case No.: 23 C 1940

By: Deputy Clerk

Legal Notice No. NTS3246
First Publication: December 28, 2023
Last Publication: January 11, 2024
Publisher: Northglenn-Thornton Sentinel
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Public Notices

Knowledge

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DON'T LET YOUR HOMETOWN NEWSPAPERS GO SILENT.



This year, even more than ever before, the news is in crisis.

More than 17,000 news media jobs were cut just by June, at national and local outlets including at some of the biggest names like NPR, The Texas Tribune and Gannett. In fact, newsroom layoffs are up 20% from last year. Some of these outlets laid off more than 10% of their staff in the last few months — even as we head into a critical election year.

These are devastating numbers. **But all is not lost.**

Many local and independent newsrooms continue to launch across the country. With your contributions and subscriber memberships, small newsrooms like ours continue to grow, adding new journalists and expanding reporting and investigations.

We're committed to bringing the news to Coloradans. That's because you deserve access to local, independent journalism that keeps you connected and informed — especially during challenging times. **This is #newsCOnneeds.**

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 Colorado Community Media, Attn: VC, 750 W. Hampden Ave., Ste. 225 Englewood, CO 80110

