

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Wyatt's, Lone Star, Boulder Valley Towing, and Klaus' Towing abandoned vehicle sale: Address: 5130 Brighton Boulevard, Denver, CO 80216, Phone: (303) 777-2448. **Sale Date: **04/09/2021**:

STOCK VIN	YEAR	MAKE/MODEL
1972632000		Acura Integra LS 012501
1974061998		Audi A4 2.8 Quattro 017056
1973782008		BMW X5 4.8i 162522
1973831982		Cadillac Eldorado 644876
1978091995		Cadillac DeVille 291739
1968292008		Chevrolet HHR 542253
1970851999 111628		Chevrolet Silverado C1500
1972012001 252459		Chevrolet Silverado C1500
1973822009 LS 171197		Chevrolet Silverado K1500/K1500
1975452003		Chevrolet Astro Van 129728
1972801999		Chrysler Concorde LX 656364
1970862012		Dodge Avenger SXT 233045
1975262009		Dodge Ram 1500 727710
1977112008 751200		Dodge Grand Caravan SXT
1977152002		Dodge Caravan Sport 717678
1978072002 623634		Dodge Dakota Quad Sport/Quad R
1978381995		Dodge Dakota 243044

1979351999	Dodge Dakota	251046
1972691996	Ford Ranger	A02270
1972702000	Ford Taurus SES	158258
1972842012	Ford Fusion SE	417161
1973791997	Ford F150	A29437
1974141995	Ford Bronco	C13266
1977582007	Ford Crown Victoria	155817
1978002004 B03752	Ford Explorer	XLT/Sport/NBX
1973761996	GMC Sierra C1500	502272
1968612002	Honda Accord EX	057613
1973582003	Honda Civic EX	521839
1973852003	Honda Civic LX	582183
1977072001	Honda Odyssey EX	500199
1977062003	Honda Civic LX	007783
1977352002	Honda Civic EX	575326
1978111998	Honda Accord	055044
1973982014 176633	Hyundai Elantra	SE/Sport/Limited
1973151997	Infiniti I30	522172
1972751994 228102	Jeep Grand Cherokee	Limited
1974032008 190663	Jeep Commander	Limited
1978042005 505423	Jeep Grand Cherokee	Lar/Col/FR
1977842019	Kia Sportage LX	602479
1968501997	Lexus SC 400	052259
1976792001	Lincoln LS	605339
1973912011	Mitsubishi Endeavor	LS 033883

1978342009	Mitsubishi Outlander SE	004433
1966462006	Nissan Altima S/SL	263680
1972932000	Nissan Altima XE/GXE/SE/GLE	
223814		
1977312009	Nissan Murano	127195
1979312012	Nissan Sentra S/SR/SL	768524
1976552007	Pontiac Grand Prix	142669
1978252008	Pontiac G5/SE	262667
1969422010	Scion XB	115139
1972232000	Subaru Legacy Outback	AWP
646766		
1973842001	Subaru Legacy Outback	H6 LL
Bean 660423		
1973931997	Subaru Legacy GT`	215991
1975182003	Subaru Legacy GT	203402
1977092005	Suzuki Reno S	099573
1978012019	Tesla Model 3	199059
1972862002	Toyota Tacoma DBL	Cab
Prerunner	064396	
1972962001	Toyota Sequoia SR5`	014580
1973521990	Toyota Corolla DLX	111522
1974292001	Toyota Corolla CE/LE/S	537151
1973662008	Volkswagen Eos	033588
1974122002	Volkswagen Passat GLS	360511
1977182003	Volkswagen Jertta GLS	TDI
113943		
1997	Ford Ranger	B48862

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NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Klaus' Towing abandoned vehicle sale: Address: 3880 Wabash Street, Colorado Springs, Colorado, 80906, Phone: (719) 391-0600.
Sale Date: **04/09/2021:

STOCK VIN	YEAR	MAKE/MODEL
1978361999	Acura 3.5 RL	006014
1979342002	Audi A6 3.0 Quattro	080214
1977272011	BMW 328XI	N31722
1977042000	Buick LeSabre	116146
1972621996	Chevrolet S10	203015
1973872004	Chrysler PT Cruiser	219547
1977082004	Chrysler Sebring	122727
1977202005	Ford Escape	B42434
1978132006	Ford Taurus	204823
1979422008	Ford Expedition	B13926
1977122013	Mazda CX-9	410615
1974002013	Nissan Altima	272652
1978162008	Nissan Versa	386034
1972742002	Saturn Vue	838159
1977541995	Subaru Impreza	511027
1972452002	Toyota Corolla	884794

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NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **1ST CLASS**

TOWING, PUC: T03441, Address: 10274 S. Dransfeldt Rd., Parker, CO80137, Phone: 303-841-1869.

Year/Make/Model	Vin #
1993 Ford F-150	A20474
2005 Toyota Highlander	077091
2008 Saturn Vue	578848
2000 GMC Jimmy	147775
1998 Lincoln Navigator	J52909
2005 Buick Century	119971
2007 Toyota Corolla	774502
1997 Chevrolet Blazer	167000
1995 Toyota Corolla	227290
2000 Honda Accord	002301
2009 Honda Accord	139069
2006 Freightliner Columbia	Y19549
2007 Hyundai Santa Fe	061878
2016 Ford Fiesta	136493
2015 Toyota Corolla	269015
2007 Chevrolet Cobalt	365348
2007 Hyundai Sonata	221724
2006 Toyota Corolla	655217
1997 Jeep Grand Cherokee	697402
2005 Ford Explorer	B00434
2004 Honda Odyssey	067615
1984 Escort Trailer	002044
1998 Honda Accord	008267
1999 Honda Accord	030651
2001 Volvo C70	018032
2005 Acura MDX	512413
1990 Dodge Honey RV	000982

2014 Jeep Wrangler 126587
2011 Ford F0150 A73402
1999 Vintage Trailer 064156
2018 Dodge Charger 182185
2019 Big Tex Trailer 053777
2015 Mercedes Benz E-350 221629
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.**

**District Court, Adams County, Colorado
Case No. 2021PR30234**

**In the Matter of the Estate of
JAMES DAVID KYNER also known as JAMES D.
KYNER and JAMES KYNER, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Adams, County, Colorado, on or before July 27, 2021, or the claims may be forever barred.

QUICK LAW, LLC
Personal Representative
Mailing Address:
2254 Bison Drive
Colorado Springs, CO80911

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

**Denver Probate Court
Case No. 2021PR30396**

In the Matter of the Estate of

**CLAYTON EGLY a/k/a CLAYTON CARL EGLY,
CLAYTON C. EGLY, and BUTCH EGLY, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before August 13, 2021, or the claims may be forever barred.

ELIZABETH RIVERA
Personal Representative
c/o Kurt E. Walberg, P.C.
1471 Stuart Street
Denver, CO 80204
303-981-1433

KURT E. WALBERG, Esq. Atty. Reg. #: 13023
Attorney for the Personal Representative
Kurt E. Walberg, P.C.
Front Range Estate Planning
1471 Stuart Street, Denver, CO80204
Phone Number: 303-981-1433
FAX Number: 303-839-1133
E-mail: kurt@kewpc-law.com
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.**

**Arapahoe County Court
Case No. 2021PR30270**

**In the Matter of the Estate of
AL TODD, Deceased.**

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

WAYNE E. VADEN, Esq. (#21026)
Attorney for the Personal Representative
CITY PARK LAW GROUP, LLC
12075 E. 45th Avenue, Suite 100-B
Denver, CO80239
(303) 377-2933 Voice
(303) 377-2834 Facsimile
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.**

**Arapahoe County Court
Case No. 2021PR30395
In the Matter of the Estate of
HELEN R. BROWN, Deceased.**

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

WAYNE E. VADEN, Esq. (#21026)
Attorney for the Personal Representative
CITY PARK LAW GROUP, LLC
12075 E. 45th Avenue, Suite 100-B
Denver, CO80239
(303) 377-2933 Voice
(303) 377-2834 Facsimile
w.vaden@cityparklaw.com E-mail
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
District Court of Jefferson County
Case No. 2021PR030169
In the Matter of the Estate of
BRIAN ALLEN, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Jefferson, County, Colorado, on or before August 9, 2021, or the claims may be forever barred.

ROBERT ALLEN
Personal Representative
2685 Brook Bridge Cv
Germantown, TN 38138

JOHN T. SNOW, Esq. Atty. Reg. #: 34957
JAMES C. HACKSTAFF, Esq. Atty. Reg. #: 13262
CIARA N. KIMMINAU, Esq. Atty. Reg. #: 53932
Attorneys for the Personal Representative
Hackstaff & Snow, LLC
1601 Blake St. #310
Denver, CO 80202
Phone Number:303-534-4317
FAX Number: 303-534-4309
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver County Probate Court
Case No. 2021PR30397
In the Matter of the Estate of
RUTH V. SCRUGGS, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the DENVER COUNTY PROBATE COURT, 1437 Bannock Street, Denver, CO80202 on or before four (4) months from the date of the first publication, or the claims may be forever barred.

WAYNE E. VADEN, Esq. (#21026)
Attorney for the Personal Representative
CITY PARK LAW GROUP, LLC
12075 E. 45th Avenue, Suite 100-B
Denver, CO80239
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(303) 377-2834 Facsimile
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court
Case No. 2021PR30251**

In the Matter of the Estate of

GERTRUDE DOCK, A/K/A TRUDY DOCK, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before August 5, 2021, or said claims may be forever barred.

SCOTT J. DOCK
Personal Representative
6000 S. Jamaica Cir.
Englewood, CO 80111

MARK A. IDELBERG, Atty. Reg. #14474
Attorney for the Personal Representative
BISLaw, LLC
600 S. Cherry St., Suite 1125
Denver, CO80246
Phone Number:(303) 771-9233
E-mail: mark@bislaw.net
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.**

Denver Probate Court

Case No. 2021PR030309, Division:3

In the Matter of the Estate of

NATALIE A. MOZER, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before August 9, 2021, or the claims may be forever barred.

ELIZABETH JILL MOZER
Personal Representative
182 S. Lafayette St.

Denver, CO 80209
JOHN T. SNOW, Esq. Atty. Reg. #: 34957
JAMES C. HACKSTAFF, Esq. Atty. Reg. #: 13262
CIARA N. KIMMINAU, Esq. Atty. Reg. #: 53932
Attorneys for the Personal Representative
Hackstaff & Snow, LLC
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Denver, CO 80202
Phone Number: 303-534-4317
FAX Number: 303-534-4309
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2021PR30391**

In the Matter of the Estate of

**JOSEPH ELLIOT PEARLMAN aka JOEY PEARLMAN
aka JOSEPH E. PEARLMAN, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before August 10, 2021, or the claims may be forever barred.

PHILIP A. PEARLMAN & BETTY J. BONA
Co-Personal Representatives
1901 Locust Street

Denver, CO 80220
JOHN A. BERMAN, Esq. Reg. No. 6695
Attorney for the Co-Personal Representatives
1900 Grant St., Suite 750
Denver, Colorado 80203
(303) 832-7645 phone
(303) 832-1188 fax
jab@jaberman.com email
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
District Court of Arapahoe County
Case No. 2021PR030309, Division: CLX
In the Matter of the Estate of
DAVID J. OSTLING, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Arapahoe, County, Colorado, on or before August 9, 2021, or the claims may be forever barred.

MARIA OSTLING
Personal Representative
933 S. Geneva St.
Aurora, CO 80247

JOHN T. SNOW, Esq. Atty. Reg. #: 34957
JAMES C. HACKSTAFF, Esq. Atty. Reg. #: 13262

CIARA N. KIMMINAU, Esq. Atty. Reg. #: 53932
Attorneys for the Personal Representative
Hackstaff & Snow, LLC
1601 Blake St. #310
Denver, CO 80202
Phone Number: 303-534-4317
FAX Number: 303-534-4309
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DISTRICT COURT, DENVER COUNTY, STATE OF
COLORADO
Court Address: 1437 Bannock Street
Denver, CO 80202
Court Phone: 720-865-8301
**Plaintiff: GRANVILLE HOMEOWNERS ASSOCIATION,
INC.**
v.
**Defendants: GRACE E MOSLEY; REVERSE
MORTGAGE SOLUTIONS, INC.; SECRETARY OF
HOUSING AND URBAN DEVELOPMENT; and PAUL
D. LOPEZ AS PUBLIC TRUSTEE FOR THE CITY AND
COUNTY OF DENVER**

Case No.: 2021CV030719

Div: 424

SUMMONS

TO THE ABOVE-NAMED DEFENDANTS:

YOU ARE HEREBY SUMMONED and required to file with the Clerk of this Court an answer or other response to the attached Complaint. If service of the Summons and Complaint was made upon you within the State of Colorado, you are required to file your Answer or other response within twenty-one (21) days after service upon you. If service of the Summons and Complaint was made upon you, outside of the State of Colorado, you are required to file your Answer or other response within thirty-five (35) days after service upon you or if served by publication pursuant to C.R.C.P. 4(g). If served by publication, service shall be complete on the day of the last publication. Pursuant to 28 U.S.C. § 2410(b), the time for filing an Answer or other response is extended to sixty (60) days for the United States. Your answer or counterclaim must be accompanied with the applicable filing fee. A copy of the Complaint may be obtained from the Clerk of the Court.

If you fail to file your Answer or other response to the Complaint in writing within the applicable time period, the Court may enter judgment by default against you for the relief demanded in the Complaint without further notice. This is an action affecting the real property described in the Complaint and is a proceeding *in rem* as well as a proceeding *in personam*.

Dated: February 26, 2021

Respectfully submitted,
ALTITUDE COMMUNITY LAW P.C.

Kate M. Leason, #41025

Jeffrey B. Smith, #40490

555 Zang Street, Suite 100
Lakewood, Colorado 80228-1011
303.432.9999
ATTORNEYS FOR PLAINTIFF:
Granville Homeowners Association, Inc.
Address of Plaintiff:
Granville Homeowners Association, Inc.
c/o A.C.C.U.
2140 South Holly Street
Denver, CO 80222
Attorney: Kate M. Leason, Reg No. 41025
Jeffrey B. Smith, Reg No. 40490
Firm: Altitude Community Law P.C.
Address: 555 Zang Street, Suite 100
Lakewood, Colorado 80228-1011
Phone Number: 303.432.9999
E-mails: kleason@altitude.law
jsmith@altitude.law
Our File No.: 8093.0111
*Original signature of Kate M. Leason is on file with the
law offices of Altitude Community Law P.C. pursuant to
C.R.C.P. 121, §1-26(7).*
First Publication: April 9, 2021
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**NOTICE OF SALE BY
J.R. TOWING, LLC
PUC # T-03140**

The following individuals are hereby notified that their vehicle will be sold at **J.R. TOWING, LLC**, 5353 Adams Street, Lot 1, Denver, CO80216., Phone: 720-539-5535:
YEAR/MAKE/MODEL VIN #
1995 Toyota 4Runner SR5 209084
Date of Publication: April 9, 2021
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF
COLORADO
CIVIL ACTION NO. 2020CV033514

**AMENDED NOTICE OF SHERIFF'S SALE OF REAL
PROPERTY**

SHADOW WOOD CONDOMINIUM ASSOCIATION,
INC.,
Plaintiff,
v.

DENNIS R. HISBROOK; NATIONSTAR MORTGAGE,
LLC; CITIZENS BANK, NATIONAL ASSOCIATION; and
PAUL D. LOPEZ AS DENVER CITY AND COUNTY
PUBLIC TRUSTEE,
Defendants.

Regarding: Condominium Unit No. 105, Building No. M,
Shadow Wood Condominiums in accordance with the
Declaration recorded on June 18, 1979 in Book 1939 at
Page 46 and First Amendment to said Declaration
recorded on July 20, 1979 in Book 1964 at Page 639 and
Condominium Map recorded on June 18, 1979 in Book
12 at Page 24, Together with the exclusive right to use
the following Limited Common Elements: Storage Space

M105, Parking Space 482, City and County of Denver, State of Colorado. Also known as 7395 East Eastman Avenue Unit 105M Denver, CO 80231.

TO THE ABOVE-NAMED DEFENDANTS, please take notice:

You and each of you are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the Sheriff's Department of the County of Denver, State of Colorado at 10 o'clock A.M., on the 27th day of May 2021, at the front steps of the Denver City and County Building located at 1437 Bannock St., Denver, CO 80202, phone number 720-865-9556. At which sale, the above described real property and improvements thereon will be sold to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale.

PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY. Judgment is in the amount of \$11,093.34.

BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS PAYABLE TO THE REGISTRY OF THE DENVER DISTRICT COURT.

NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM

RE: Sheriff Sale of Real Property under Decree of Judicial Foreclosure, pursuant to Court Order and C.R.S. 38-38-101 *et seq.*,
County of Denver, State of Colorado

This is to advise you that a Sheriff's sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to Court Order dated December 28, 2020, and C.R.S. 38-38-101 *et seq.* by SHADOW WOOD CONDOMINIUM ASSOCIATION, INC., the holder and current owner of liens recorded on November 21, 2016 at Rec. No. 2016162535 and March 18, 2019 at Rec. No. 2019030910 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The foreclosure is based on a default under the Amended and Restated Condominium Declaration for Shadow Wood Condominiums recorded on October 25, 2005 at Reception #2005180877 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The Declaration establishes a lien for the benefit of Shadow Wood Condominium Association, Inc. against real property legally described as follows:
Condominium Unit No. 105, Building No. M, Shadow Wood Condominiums in accordance with the Declaration recorded on June 18, 1979 in Book 1939 at Page 46 and First Amendment to said Declaration recorded on July 20, 1979 in Book 1964 at Page 639 and Condominium Map recorded on June 18, 1979 in Book 12 at Page 24, Together with the exclusive right to use the following Limited Common Elements: Storage Space M105, Parking Space 482, City and County of Denver, State of Colorado; And known as 7395 East Eastman Avenue, Unit 105M, Denver, CO 80231.
You may have an interest in the real property being affected or have certain rights or suffer certain liabilities

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

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

All telephone inquiries for information should be directed to the office of the undersigned Sheriff at 720-865-9556. The name, address and telephone number of the attorney representing the legal owner of the above described lien is Kate M. Leason, Esq., Reg No. 41025, Altitude Community Law P.C., 555 Zang Street, Suite 100, Lakewood, Colorado 80228-1011, 303.432.9999.
DATED: 30th day of March 2021.

Sheriff Elias Diggins, Denver County Sheriff
By: Sergeant Eric Miller, Deputy Sheriff Sergeant
First Publication: April 9, 2021
Last Publication: May 7, 2021
Published: Intermountain Jewish News

Denver Probate Court
City and County of Denver, Colorado
1437 Bannock, Room 230
Denver, CO80202

In the Matter of:

Robin Malene Malesic AKA Robbyn Malene Malesic AKA
Robin Malene Clark AKA Malene French

**NOTICE OF HEARING BY PUBLICATION PURSUANT
TO §15-10-401, C.R.S.
Case No. 2021PR30404**

To: ROBIN MALENE MALESIC; STEVEN GERARD
MALESIC, JESSE DAVID MALESIC, ANNA MACAIAH
MALESIC, AARON MALESIC, GRACE MALESIC, and
any unknown descendants of ROBIN MALENE MALESIC
Last Known Address, if any: Unknown

A hearing on Petition for Appointment of Conservator for
Adult will be held at the following time and location or at a
later date to which the hearing may be continued:

Date: May 12, 2021

Time: 9:00 am

Courtroom or Division: 300

**Address: Denver Probate Court, City and County of
Denver, Colorado 1437 Bannock, Room 230, Denver,
CO80202 (Virtual Courtroom) Video via WebEx**

**App/Telephone: 720-650-7664: Meeting Number:920
159 400.**

The hearing will take approximately 1 hour.

Law Offices of Bradley J. Frigon, LLC
6500 South Quebec Street, Suite 330

Englewood, Colorado 80111

Bradley J. Frigon, Esq. #27883

Maureen H. Cook, Esq. #51465

Phone Number:(720) 200-4025

Fax Number: (720) 200-4026

E-mail: bfrigon@bjflaw.com

E-mail: mcook@bjflaw.com

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

**Plaintiff: Parkfield North Community Association,
Inc., a Colorado nonprofit corporation**

v.

**Defendants: Nichole D. Brown; Mortgage Electronic
Registration Systems, Inc.; Megastar Financial Corp.;
Colorado Housing and Finance Authority; and Paul
D. Lopez as the City and County of Denver Public
Trustee**

**NOTICE OF SHERIFF'S SALE
CASE NO: 2020CV032290 DIV./CTRM.: 280**

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to a Court Order and Decree dated November 30, 2020, and C.R.S. §§ 38-38-101 to 401, by the Parkfield North Community Association, Inc., the current holder of a lien recorded with the City and County of Denver Clerk and Recorder on September 13, 2018, at Reception No. 2018116470. The judicial foreclosure is based on a default under the Declaration of the Parkfield North Planned Community recorded with the City and County of Denver Clerk and Recorder on November 30, 2001, in Reception No. 2001203244 ("Declaration"). The Declaration and notices as recorded, establish a lien for the benefit of the Parkfield North Community Association, Inc. - **THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS** – against the property legally described as follows:

LOT 27, BLOCK 12, PARKFIELD FILING NO. 12, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Also known by street and number as: 5533 Laredo Way, Denver, CO 80239.

You may have an interest in the real property being foreclosed or have certain rights or suffer certain liabilities or loss of your interest in the subject property as a result of said foreclosure. You may have the right to redeem the real property or you may have the right to cure a default under the instrument being foreclosed. The lien being foreclosed may not be a first lien. In this

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

Further, you are advised that the parties liable thereon, the owner of the property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto.

In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights; therefore, you should read and review all the applicable statutes and laws in order to determine the requisite procedures and provisions which control your rights in the subject property.

The Sheriff's sale has been scheduled to occur at 10:00 a.m. on 27TH day of May, 2021, at the front steps of the City and County Building, 1437 Bannock Street, Denver, Colorado 80202, telephone 720-865-9556. At the sale, the Sheriff will sell the real property described above, and the improvements thereon, to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale.

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

All telephone inquiries for information should be directed to the office of the undersigned Sheriff at 720-865-9556. The name, address and telephone number of the attorney representing the legal owner of the above described lien is: Gail R. Gudder, #17820, Moeller Graf, P.C., 385 Inverness Parkway, Englewood, CO 80112, telephone (720) 279-2568.

Date: February 23, 2021

Sheriff Elias Diggins,

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Eric Miller

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DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

Court Phone: 720-865-8301

Plaintiff: GRANVILLE HOMEOWNERS ASSOCIATION, INC.

v.

Defendants: PATRICIA L BUTTON; NATIONSTAR MORTGAGE, LLC; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR RESIDENTIAL FUNDING MORTGAGE

**SECURITIES II, INC., HOME EQUITY LOAN TRUST
2006-HSA2, HOME EQUITY LOAN-BACKED TERM
NOTES, HOME EQUITY LOAN-BACKED VARIABLE
FUNDING NOTES; and PAUL D LOPEZ AS PUBLIC
TRUSTEE FOR THE CITY AND COUNTY OF DENVER**

Case No.: 2021CV030182

Div: 424

SUMMONS

TO THE ABOVE-NAMED DEFENDANTS:

YOU ARE HEREBY SUMMONED and required to file with the Clerk of this Court an answer or other response to the attached Complaint. If service of the Summons and Complaint was made upon you within the State of Colorado, you are required to file your Answer or other response within twenty-one (21) days after service upon you. If service of the Summons and Complaint was made upon you, outside of the State of Colorado, you are required to file your Answer or other response within thirty-five (35) days after service upon you or if served by publication pursuant to C.R.C.P. 4(g). If served by publication, service shall be complete on the day of the last publication. Pursuant to 28 U.S.C. § 2410(b), the time for filing an Answer or other response is extended to sixty (60) days for the United States. Your answer or counterclaim must be accompanied with the applicable filing fee. A copy of the Complaint may be obtained from the Clerk of the Court.

If you fail to file your Answer or other response to the Complaint in writing within the applicable time period, the

Court may enter judgment by default against you for the relief demanded in the Complaint without further notice. This is an action affecting the real property described in the Complaint and is a proceeding *in rem* as well as a proceeding *in personam*.

Dated: January 18, 2021

Respectfully submitted,
ALTITUDE COMMUNITY LAW P.C.

Kate M. Leason, #41025

Jeffrey B. Smith, #40490

555 Zang Street, Suite 100

Lakewood, Colorado 80228-1011

303.432.9999

ATTORNEYS FOR PLAINTIFF: Granville Homeowners
Association, Inc.

Address of Plaintiff:

Granville Homeowners Association, Inc.

c/o A.C.C.U.

2140 South Holly Street

Denver, CO 80222

Attorney: Kate M. Leason, Reg No. 41025

Jeffrey B. Smith, Reg No. 40490

Firm: Altitude Community Law P.C.

Address: 555 Zang Street, Suite 100

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Phone Number: 303.432.9999

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Our File No.: 8093.0108

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For originals (print version), contact (303) 861-2234

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

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