

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: **08/13/2021**:

STOCK VIN	YEAR	MAKE/MODEL
2122261995		Acura Integra SE 005462
2125022006		Acura RL 002125
2126142007		Acura TL 002992
2124932009 212100		Audi A4 2.0T AVT QUA PRE P
2126232018		Benelli Andreotti 50 NO VIN
2122281998		Buick Century Custom 455634
2122592003		Buick Rendezvous 601678
2123591994		Buick Park Avenue Ultra 602416
2125402003		Buick Century Custom 291461
2130662001		Cadillac DeVille DHS 221873
2131341990 336917		Cadillac DeVille/Concourse
2123682000		Chevrolet Astro Van 136448
2123932003		Chevrolet Trailblazer 219094
2125071999		Chevrolet Astro Van 171142
2125242005		Chevrolet Suburban 191074
2126152004		Chevrolet Malibu 666288
2128172010		Chevrolet Traverse LT 139282
2130382010		Chevrolet Malibu 1LT 179222
2130672009 154609		Chevrolet Silverado K2500HD

2127381999		Chrysler LHS 259213
2130101999 844275		Chrysler Town & Country LX/LXI
2122522004		Dodge Durango SLT 195029
2125352007		Dodge Nitro R/T 620161
2126292004		Dodge Ram 1500 585681
2129092001 219924		Dodge Grand Caravan Sport
2130212011 551790		Dodge Journey Mainstreet
2130652008		Dodge Nitro SXT 209539
2122581999		Ford Explorer A57331
2123902011		Ford Escape A50561
2124212003 A14871		Ford Explorer XLT/SPORT/NBX
2124822008		Ford Escape Limited E47299
2125132007 280289		Ford Focus ZX4/S/SE/SES
2125202005		Ford 500 199664
2125852014		Ford Focus SE 156121
2128412008		Ford Escape B08374
2131471991		Ford Tempo GL 174206
2125051980		GMC RV 515823
2126722005		GMC Yukon 212864
2117622009		Honda Civic 518516
2123772008		Honda motorcycle 105879
2123701999		Honda Accord EX 005323
2124902000		Honda Civic LX 051781
2128812006		Honda Odyssey EXL 096525

2125222006 206406	Hyundai Elantra GLS/GT/LTD	2104912021	RHM LLC Meridian Wingman Small
2130612013	Hyundai Sonata GLS 528361	Equipment Trailer	005833
2123562004	Jeep Liberty Sport 156352	2130462002	Saturn SL1 221690
2130451998 190576	Jeep Grand Cherokee Limited	2128902007	Saturn ION LEVEL 2 175383
2130571996 306071	Jeep Grand Cherokee Laredo	2123622011 229713	Subaru Legacy 2.5I Limited
2124951976	Kawasaki 750 011939	2122132007 408182	Subaru B9 Tribeca 3.0 H6/Limited
2125121986 502904	Kawasaki ZG1000 Concours	2123962009	Subaru Legacy 2.5I 218549
2123832013 HSE 796872	Land Rover Range Rover Sport	2126212011	Subaru Legacy 2.5I 222232
2123742005	Mazda Tribute I M24584	2128821999	Subaru Forester 749190
2125171999	Mercedes-Benz E320 789358	2130492004 625921	Subaru Legacy Outback AWP
2126201984	Mercedes-Benz 380SL 009565	2130752003	Subaru Forester 2.5XS 719051
2130871998	Mercedes-Benz E 320 008908	2126161999 119962	Suzuki Grand Vitara JX/JLX
2126391994	Mitsubishi Galant ES/LS 015012	2122462007 109711	Toyota Camry Solara SE/SLE
2123272000	Nissan Xterra XE/SE 532132	2125211992	Toyota 4Runner SR5 037303
2123801997	Nissan Standard/XE 429897	2125572000	Toyota Echo 003596
2124982001	Nissan Sentra XE/GXE 418229	2125642009	Toyota Prius 546053
2125062012	Nissan Rogue S/SV 383602	2126651996	Toyota Camry LE 803165
2126262015 288927	Nissan Sentra S/SV/SR/SL	2127292000 286384	Toyota Camry Solara SE/SLE
2129742009	Nissan Versa S/SL 450404	2128042021	Trailer Trailer NO VIN
2125702001	Oldsmobile Silhouette 250131	2125452003	Volkswagen Jetta GLS 020062
2126321975	Oldsmobile Cutlass 114753	Date of Publication: August 13, 2021	
2090162004	Pontiac Grand Am SE1 255702	Published: Intermountain Jewish News	
2123712007	Pontiac G6 GT 107071		
2131082004	Pontiac Grand Am 538876		

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: **08/13/2021:

STOCK VIN	YEAR	MAKE/MODEL	
2129392006	Acura 3.2 TL	038384	
2122451993	Buick Roadmaster	419258	
2124002000	Dodge Dakota	796498	
2126872006 625478	Dodge Grand	Caravan	SE
2125592010	Ford F150	E23544	
2123721999	Honda Civic EX	043457	
2127452000	Honda CR-V LX	001105	
2125102001	Hyundai Tiburon	248086	
2127421993	Infiniti J30	031586	
2126372015	Kia Soul	791432	

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NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at **Private Parking Enforcement, LLC**, 2401 E. 40th Ave, Denver, CO 80205, Phone; 720-233-4410. **Sale Date: **August 14, 2021**:

YEAR/MAKE/MODEL	VIN
2013 Chevrolet Impala	131055
2017 Chevrolet Silverado	105663
2004 Nissan Sentra Maxima	913014

2002 Honda Shadow 602537
Date of Publication: August 13, 2021
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NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at **Reliant Towing and Recovery**. Abandoned vehicle sale: Address: 1409 N. Laredo Street, Aurora, CO, 80011, Phone: (719) 600-8269.

YEAR/MAKE/MODEL	VIN
2005 Nissan Altima	270837
2008 Chevy Silverado	191499
2012 Ford Focus	367582

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NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN #
2015 Honda Fit -	752435
2011 Chevrolet Equinox -	464629
2005 Subaru Outback -	387043
2003 Nissan Frontier -	461337
2008 Ford Edge -	A90238
1993 Cadillac Fleetwood -	706507

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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2021PR30998**

**In the Matter of the Estate of
CHARLES J. SNIDER, a/k/a CHARLES JASON
SNIDER, a/k/a CHUCK SNIDER, 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 December 6, 2021, or the claims may be forever barred.

DIANE M. HELMER
Personal Representative
191 S. Lafayette Street
Denver, CO80209

BETTE HELLER, Esq., Atty. Reg. #: 10521
Attorney for the Personal Representative
19671 E. Euclid Dr.,
Centennial, CO 80016
Phone Number: 303-690-7092
FAX Number: 303-690-0757
E-mail: bhelleresq@comcast.net
First Publication: August 6, 2021
Second Publication: August 13, 2021
Third Publication: August 20, 2021
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NOTICE

To: First Mortgagees of Units within the Newport Place Condominiums Association, Inc.

Date: July 9, 2021

Re: Notice of Proposed Declaration Amendment

The purpose of this notice is to provide written notice of the proposed First Amendment to the Declaration ("Declaration Amendment") to first mortgagees of Units within the community of the Newport Place Condominiums Association, Inc. ("Association"), pursuant to C.R.S. § 38-33.3-217(1)(b)(I). The Association, through its Board of Directors and with assistance from legal counsel, has prepared the proposed Declaration Amendment to the existing Declaration of Covenants, Conditions, and Restrictions of the Newport Place Condominiums, which is located in the City and County of Denver, State of Colorado, and was recorded in the real property records of the City and County of Denver, Colorado on December 11, 1980, at Reception No. 081608, as it may have been amended and supplemented from time to time ("Declaration").

The execution of a written instrument with the consent of First Mortgagees whose liens encumber an aggregate ownership interest of seventy-five percent (75%) or more of the General Common Elements is required to approve the proposed Declaration Amendment, pursuant to paragraph 31(b) of the Declaration.

The proposed changes generally would amend the Declaration to allow the Board of Directors to make alterations and improvements to the General Common Elements in the future without the approval of Owners.

Additionally, the proposed changes would allow the Board of Directors to remove the swimming pool, amend the plat map to remove the swimming pool, and remove all references to swimming pools currently contained in the Declaration.

A first mortgagee shall be deemed to have approved the proposed Declaration Amendment, if said first mortgagee does not deliver to the Association a negative response within sixty (60) days after the date of this notice, pursuant to C.R.S. § 38-33.3-217(1)(b)(II). You may deliver your response in writing to the Association, c/o Moeller Graf, P.C., 385 Inverness Pkwy., Suite 200, Englewood, CO 80112, but you are not required to respond.

Please review this notice carefully. It may affect first mortgagees' rights in the Lot(s) within the Association's community in which first mortgagees may have an interest.

A copy of the proposed Declaration Amendment may be obtained by contacting Moeller Graf, P.C., at 720-279-2568 or via email at horstmanb@moellergraf.com.

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DISTRICT COURT, COUNTY OF DENVER, STATE OF COLORADO
CASE NO. 2021CV030957 DIV. 280

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

vs.

Defendants: SONDR A. K. YOUNG; CAPITAL ONE BANK, N.A.; AMERICREDIT FINANCIAL SERVICES INC.; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CITY AND COUNTY OF DENVER, DEPARTMENT OF PARKS AND RECREATION; and THE OFFICE OF THE PUBLIC TRUSTEE FOR DENVER COUNTY

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

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to the Denver County District Court's Order for Default Judgment and Decree of Foreclosure dated May 7, 2021, and C.R.S. §38-38-101 et seq., by Master Homeowners Association for Green Valley Ranch ("Association"), the current holder of a statutory lien. The judicial foreclosure is based on a default under the Master Declaration for Green Valley Ranch, recorded with the Denver County Clerk and Recorder on October 30, 1984, at Reception No. 036650, as amended ("Declaration"). The Declaration, as recorded, establishes a lien for the benefit of Master Homeowners Association for Green Valley Ranch, **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE**

SUBJECT PROPERTY AND IMPROVEMENTS legally described as follows:

LOT 21, BLOCK 3, GREEN VALLEY RANCH FILING NO. 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Also known as 4477 Dunkirk Way, Denver, CO 80249 ("Property")

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

The Sheriff's sale has been scheduled to occur at 10:00 A.M, on the 9th day of September, 2021, on the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, Colorado 80202; telephone number 720-865-9556. At the sale, the Sheriff will sell the above described real property and improvements thereon to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in or to said real property in connection with this sale.

BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID. PAYABLE TO THE DENVER DISTRICT COURT REGISTRY. JUDGEMENT IS THE AMOUNT OF \$ 15,585.22.

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

DATED at Denver County, Colorado, this 8TH day of June, 2021.

Elias Diggins

Sheriff of Denver County, Colorado

By: Eric Miller Deputy Sheriff Sergeant

First Publication: July 16, 2021

Last Publication: August 13, 2021

Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Arapahoe County District Court
Case No. 21PR30766 Division 12
In the Matter of the Estate of
CHRISTINE E. HORTON, 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 November 30, 2021, or the claims may be forever barred.

MAUREEN H. COOK, Esq. #51465

Attorney for the Personal Representative

Law Offices of Bradley J. Frigon

POBox 271621

Littleton, CO 80127

(720) 200-4025
Fax Number: (720) 200-4026
E-mail: bfrigon@bjflaw.com
E-mail: mcook@bjflaw.com
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Phone Number:(303) 860-7140
Fax Number: (303) 860-7344
E-mail: dhoffman@hn-colaw.com
E-mail: jorrino@hn-colaw.com
First Publication: August 6, 2021
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Arapahoe County District Court
Case No. 2021PR30845
In the Matter of the Estate of
MARTINE WANNER**

(aka MARTINE WANNER-KOERSELMAN), 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 December 6, 2021, or the claims may be forever barred.

ALAN PROPP

Personal Representative

c/o 5350 S. Roslyn St., Ste. 100

Greenwood Village, CO80111

DENISE HOFFMAN WHITE, #33143

JOSEPH A. ORRINO, #50499

Attorneys for the Personal Representative

5350 S. Roslyn Street, Suite 100

Greenwood Village, CO 80111

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Douglas County Court
Case No. 2021PR30348
In the Matter of the Estate of
ANTONIA M. CANO, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the DOUGLAS COUNTY COURTHOUSE, 4000 JUSTICE WAY, CASTLE ROCK CO 80109 on or before four (4) months from the date of the first publication, or the claims may be forever barred.

WAYNE E. VADEN, Esq. (#21026)

Attorney for the Personal Representative

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B

Denver, CO80239

(303) 377-2933 Voice

(303) 377-2834 Facsimile

w.vaden@cityparklaw.com E-mail

First Publication: August 6, 2021

Second Publication: August 13, 2021
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Published: Intermountain Jewish News

**NOTICE OF SHERIFF'S SALE
DISTRICT COURT, CITY AND COUNTY OF DENVER,
STATE OF COLORADO
CIVIL ACTION NO. 2020CV33462 Division/ Courtroom
209**

Sheriff's Sale No.: 21002688

Plaintiff: Granville West Homeowners Association, Inc.
v.

Defendants: Felipe Morales Cruz a/k/a Felipe Morales;
Milagro Del Carmen Ramirez; Mortgage Electronic
Registration Systems, Inc.; Academy Mortgage
Corporation; Freedom Mortgage Corporation; and City
and County of Denver Public Trustee

You are hereby notified that a Sheriff's Sale of the
referenced property is to be conducted by the
undersigned Sheriff pursuant to a Court Order for
Judgment and Decree of Foreclosure entered in Case
No. 2020CV33462 on April 20, 2021 ("Order"), and to
C.R.S. §§ 38-38-101 to 401, at the request of the
Granville West Homeowners Association, Inc., the
current holder of the evidence of debt. A certified copy of
the Order was recorded on May 20, 2021, at Reception
No. 2021095831, with the Clerk and Recorder for the City
and County of Denver.

The foreclosure is based on a default of the covenant for
payment of assessments within the Declaration of

Covenants, Conditions, and Restrictions of Granville
West Townhomes, recorded with the City and County of
Denver Clerk and Recorder on December 13, 1983, at
Reception No. 096790 ("Declaration"), and as allowed by
the Colorado Common Interest Ownership Act, C.R.S. §
38-33.3-101, *et seq.* ("CCIOA"). The Declaration and
CCIOA establish the lien being foreclosed on the
property which is legally described as:

Lot 137, Block 1, Granville West Subdivision, Filing No.
1, City and County of Denver, State of Colorado; also
known by street and number as: 1699 South Trenton
Street, Unit 137, Denver, CO 80231.

**THE LIEN BEING FORECLOSED MAY NOT BE A
FIRST LIEN. JUDGEMENT IS IN THE AMOUNT OF \$
18,834.64.**

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

The Sheriff's Sale is scheduled to occur at 10:00 A.M. **on
the 23rd day of September 2021**, on the front steps of
the City and County Building at 1437 Bannock Street,
Denver, CO 80202. At the sale, the Sheriff will sell the
above-described real property and improvements thereon
to the highest bidder. Plaintiff makes no warranty relating
to title, possession, or quiet enjoyment in and to said real
property in connection with this sale.

**BIDDERS ARE REQUIRED TO HAVE CASH OR
CERTIFIED FUNDS SUFFICIENT TO COVER THEIR
HIGHEST PAYABLE TO THE DENVER DISTRICT
COURT REGISTRY.**

All telephone inquiries for information related to this sale must be directed to the office of the undersigned Sheriff at (720) 865-9556. The name, address and telephone number of the attorney representing the holder of the evidence of debt is:

Moeller Graf, P.C.

Joshua Myers, Atty. Reg. #53309
385 Inverness Parkway, Suite 200
Englewood, CO 80112

Telephone (720) 279-2568

Toll Free (877) 279-4499

Dated 21ST day of July 2021, at Denver, Colorado
Elias Diggins, Sheriff

Denver County, Colorado

By. Deputy Sheriff Sergeant Eric Miller

Denver County, Colorado

First Publication: July 30, 2021

Last Publication: August 27, 2021

Published: Intermountain Jewish News

**NOTICE TO NON-CUSTODIAL PARENT BY
PUBLICATION**

Case Number:21C00445, Courtroom 186

In the Matter of the Petition of:

PAUL FRANK OGEDEGBE Sr. for Minor Child: PAUL
FRANK OGEDEGBE Jr. **to Change the Child's Name**

to: PAUL OGEDEGBE FRANK-Jr.

Notice to: CYNTHIA OYE WENEGUEME, non-custodial
parent.

Notice is given that a hearing is scheduled as follows:

Date: August 23, 2021

Time: 1:00 p.m.

Location: 1437 Bannock Street, Room 186, Denver, CO
80202, (Virtual)

for the purpose of Requesting a change of name for
PAUL FRANK OGEDEGBE Jr.

At this hearing the Court may enter an order changing
the name of the minor child.

To support or voice objection to the proposed name
change, you must appear at the hearing.

Date: 08/03/2021

PAUL FRANK OGEDEGBE Sr.

Parent/Petitioner

5201 Truckee St.

Denver, CO 80249

Phone Number: 720-404-9701

First Publication: August 6, 2021

Second Publication: August 13, 2021

Third Publication: August 20, 2021

Published: Intermountain Jewish News

**REQUEST TO PUBLISH NOTICE TO NON-
CUSTODIAL PARENT OF CHANGE OF MINOR'S
NAME AND PUBLICATION ORDER**

Case Number:21C00445, Courtroom 186

In the Matter of the Petition of:

PAUL FRANK OGEDEGBE Sr. for Minor Child: PAUL
FRANK OGEDEGBE Jr. **to Change the Child's Name**

to: PAUL OGEDEGBE FRANK-Jr.

1. The last known address of the non-custodial parent was: 821 Memphis Way, Aurora, CO 80012.
2. The non-custodial parent no longer lives at that address. The address was last known where stayed.
3. Reasonable effort was made to contact the non-custodial parent by certified mail at the last known address as follows: I sent a United State mail, to the above address on 5/18/21 and there was no response back.
4. The certified letter has been returned marked delivered.

It is requested that the Court permit notice by publication on the non-custodial parent.

Subscribed and affirmed, or sworn to before me in the County of Denver, State of Colorado, this 3rd day of Aug, 2021.

Clerk/Notary Public.

Phone Number: 720-404-9701

First Publication: August 6, 2021

Last Publication: September 3, 2021

Published: Intermountain Jewish News

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

CASE NO: 2018CV034124 DIV./CTRM.: 409

**Plaintiff: THE EMERALD VALLEY TOWNHOMES
ASSOCIATION, INC., a Colorado nonprofit
corporation**

v.

**Defendants: ANDREA VALDEZ; COLORADO
HOUSING AND FINANCE AUTHORITY; MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC.; and
DEB JOHNSON AS PUBLIC TRUSTEE FOR THE CITY
AND COUNTY OF DENVER
COMBINED NOTICE OF SHERIFF'S SALE AND RIGHT
TO CURE OR REDEEM**

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 October 24, 2019, and C.R.S. §§ 38-38-101 to 401, by The Emerald Valley Townhomes Association, Inc., the current holder of a lien recorded with the City and County of Denver Clerk and Recorder on February 1, 2018, at Reception No. 2018012649. The judicial foreclosure is based on a default under the December 20, 1984 recorded with the City and County of Denver Clerk and Recorder on 055585, in Reception No. 055585 ("Declaration"). The Declaration and notices as recorded, establish a lien for the benefit of The Emerald Valley Townhomes 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 62, BLOCK 1, INDIAN CREEK FILING NO. 9, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Also known by street and number as: 1818 South Quebec Way, Unit 8-4, Denver, CO 80231
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 September 30, 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 PAYABLE TO THE DENVER DISTRICT COURT REGISTRY. JUDGEMENT IS IN THE AMOUNT OF \$5,933.15.

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: July 2, 2021

Elias Diggins, Sheriff

City and County of Denver, State of Colorado

By: Sergeant Eric Miller

First Publication: August 6, 2021

Last Publication: September 3, 2021

Published: Intermountain Jewish News

Notice of Sale

The following individuals are hereby notified that their vehicles are to be sold at **Gabino Auto Repair and Towing** abandoned vehicle sale. Address: 1900 Xanthia St, Denver CO: Phone 720-309-0934. Sale Date: 08/16/2021.

Stock/Year/Make/Model	Vin
0001 1983 Chevy S10	170852

Date of Publication: August 13, 2021
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 21PR0239
In the Matter of the Estate of
PEGGY JANE DENT, 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 December 1, 2021, or the claims may be forever barred.

JENNIFER JORDAN
Personal Representative
2485 S. Garfield St.
Denver, CO80210
Phone Number: 303-944-4601
E-mail: snow6960@yahoo.com

First Publication: July 30, 2021
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 21PR30927
In the Matter of the Estate of**

NANCY ROSEN aka NANCY LEE ROSEN, 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 November 30, 2021, or the claims may be forever barred.
BRIAN K. STUTHEIT, Esq. Atty. Reg. #8805
Attorney for the Personal Representative
Stutheit & Gartland, P.C.
8119 Shaffer Parkway, A-101
Littleton, CO80127
Phone Number:(303) 321-3017
brian@stutheitandgartland.com
First Publication: July 30, 2021
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2021PR30160
In the Matter of the Estate of
OTIS LOUISE MOSEE A/K/A OTIS L. MOSEE A/K/A
OTIZ MOSEE, 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, 1437 BANNOCK STREET, DENVER CO 80202 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)
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First Publication: August 6, 2021
Second Publication: August 13, 2021
Third Publication: August 20, 2021
Published: Intermountain Jewish News

Denver Probate Court
City and County of Denver, Colorado
1437 Bannock Street
Denver, CO 80202

In the Matter of the Estate of:
MARTICIA H. GORA, a/k/a MATRICIA GORA,
Deceased.

Case Number: 2021 PR 31045, Div.: 1

**NOTICE OF HEARING WITHOUT APPEARANCE BY
PUBLICATION**

PURSUANT TO C.R.P.P. 24 and ‘ 15-10-401, C.R.S.

******Attendance at this hearing is not required or
expected. ******

To: Possible Additional Unknown Heirs
Last Known Address, if any: Unknown

A hearing on Petition for Adjudication of Intestacy and Formal Appointment of Personal Representative for (brief description of relief requested) Order of Intestacy, Determination of Heirs 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: September 10, 2021

Time: 8:00 a.m.

Courtroom or Division: 1

Address: 1437 Bannock Street, Denver, Colorado 80202

****** IMPORTANT NOTICE******

Any interested person wishing to object to the requested action set forth in the motion/petition and proposed order must file a written objection with the court on or before the hearing and must furnish a copy of the objection to the person requesting the court order. JDF 722 (Objection form) is available on the Colorado Judicial Branch website (www.courts.state.co.us). If no objection is filed, the court may take action on the motion/petition without further notice or hearing. If any objection is filed, the objecting party must, within 14 days after filing the objection, contact the court to set the objection for an appearance hearing. Failure to timely set the objection for an appearance hearing as required will result in further action as the court deems appropriate.

James A. Kaplan, Atty. Reg. #:7741

Machol & Johannes, LLC

700 Seventeenth Street, Suite 200

Denver, CO 80202

Phone Number:(303) 830-0075
FAX Number:(303) 416-8717
E-mail:James.Kaplan@mjfirm.com

I am acknowledging I am filling in the blanks and not changing anything else on the form.

VERIFICATION

I declare under penalty of perjury under the law of Colorado that the foregoing is true and correct.

Executed on the 30th day of July, 2021, at Denver, Colorado

Notes:

- Insert name and last known address, if any, of persons whose present address is unknown. For persons whose identities are unknown, identify persons through name and last known address of an ancestor.
- This notice must be published in a newspaper having general circulation in the county where the hearing is to be held once during each week of 3 consecutive weeks with the last date of the publication being at least 14 days before the date of the hearing pursuant to ‘ 15-10-401 (1)(c), C.R.S.
- The contents of the petition or other pleading which is the subject of the hearing need not be published as a part of this notice, but this notice must briefly state the nature of the relief requested. (C.R.P.P 20).

First Publication: August 6, 2021

Second Publication: August 13, 2021

Third Publication: August 20, 2021

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 21C00342 Courtroom 175

Public Notice is given on July 30, 2021 that a Petition for a Change of Name of an Adult has been filed with the Denver County Court.

The Petition requests that the name of KENNETH RAY GREEN be changed to RAMON RODRIGO SANCHEZ.

Clerk of the Court/Deputy Clerk

First Publication: August 13, 2021

Second Publication: August 20, 2021

Third Publication: August 27, 2021

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2021PR31058

**In the Matter of the Estate of
MARLYS RUTH WHITE, aka MARLYS R. WHITE, aka
MARLYS WHITE, 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 December 13, 2021, or the claims may be forever barred.

CHRISTOPHER PAUL WHITE

Personal Representative

3432 Novis Pointe NW

Acworth, GA 30101

MICHAEL L. GILBERT, Esq. Atty. Reg. #: 3296
Attorney for the Personal Representative
Attorney at Law, P.C.
501 South Cherry Street, Suite 660
Glendale, CO80246
Phone Number:303-320-4580
FAX Number:303-320-0648
E-mail: mgillaw@msn.com
First Publication: August 13, 2021
Second Publication: August 20, 2021
Third Publication: August 27, 2021
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale
No.2021-000032 To Whom It May Concern: On
6/10/2021 the undersigned Public Trustee caused the
Notice of Election and Demand relating to the
Deed of Trust described below to be recorded in Denver
County.
Original Grantor: NEIL V. HABRIAL
Original Beneficiary: ENT CREDIT UNION
Current Holder of Evidence of Debt: ENT CREDIT
UNION
Date of Deed of Trust (DOT): 3/28/2017
Recorded Date of DOT: 4/03/2017
Reception No.of DOT: 2017043154 DOT Recorded in
Denver County.
Original Principal Amount of Evidence of Debt:
\$75,000.00

Outstanding Principal Amount as of the date hereof:
\$75,016.00

Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby
notified that the covenants of the deed of trust have been
violated as follows: THE COVENANTS OF SAID DEED
OF TRUST HAVE BEEN VIOLATED AS FOLLOWS:
FAILURE TO PAY MONTHLY PAYMENTS OF
PRINCIPAL AND INTEREST TOGETHER WITH ALL
OTHER PAYMENTS PROVIDED FOR IN THE
EVIDENCE OF DEBT SECURED BY THE DEED OF
TRUST AND OTHER VIOLATIONS OF THE TERMS
THEREOF. THE LIEN FORECLOSED MAY NOT BE A
FIRST LIEN The property described herein is all of the
property encumbered by the lien of the deed of trust.
Legal Description of the Real Property: CONDOMINIUM
UNIT NO. 8-201, LAKESHORE VILLAGE, A
CONDOMINIUM ACCORDING TO THE CONDOMINIUM
DECLARATION OF LAKESHORE VILLAGE
RECORDED JUNE 5, 2001 UNDER RECEPTION NO.
2001091300 AND THE CONDOMINIUM MAP OF
LAKESHORE VILLAGE RECORDED NOVEMBER 2,
2001 UNDER RECEPTION NO. 2001186522, CITY AND
COUNTY OF DENVER, STATE OF COLORADO Which
has the address of 4385 S. BALSAM ST., UNIT 8-201,
DENVER, COLORADO 80123.

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 7, 2021, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.

First Publication: 8/13/2021 Last Publication: 9/10/2021

Publisher: INTERMOUNTAIN

JEWISH NEWS

Dated:7/22/2021

Paul Lopez DENVER COUNTY Public Trustee The name, address

and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: SUSEMIHL, MCDERMOTT & DOWNIE, P.C. Denver Registration #: 494 PETER M SUSEMIHL, 660 SOUTHPOINTE COURT, SUITE 210, COLORADO SPRINGS, CO 80906
Phone #: 719-579-6500
Fax #: 719-579-9339
Attorney File #: ENT.HABRIAL

PUBLIC NOTICE

DENVER NOTICE OF SALE

Public Trustee Sale No.2021-000031

To Whom It May Concern: On 6/10/2021 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County.

Original Grantor: KENDRA BOYLE AKA KENDRA PASCHALL

Original Beneficiary: ENT FEDERAL CREDIT UNION

Current Holder of Evidence of Debt: ENT FEDERAL CREDIT UNION

Date of Deed of Trust (DOT): 7/01/2015

Recorded Date of DOT: 7/07/2015

Reception No.of DOT: 2015092471

DOT Recorded in Denver County.

Original Principal Amount of Evidence of Debt:

\$20,000.00

Outstanding Principal Amount as of the date hereof:

\$20,079.70

Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 2506 HUMBOLDT STREET, DENVER, COLORADO 80205.

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 7, 2021, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and

will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction.

Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.

First Publication: 8/13/2021 Last Publication: 9/10/2021

Publisher: INTERMOUNTAIN

JEWISH NEWS

Dated:7/22/2021

Paul Lopez DENVER COUNTY Public Trustee The name, address

and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: SUSEMIHL, MCDERMOTT & DOWNIE, P.C. Denver Registration #: 494 PETER M SUSEMIHL, 660 SOUTHPOINTE COURT, SUITE 210, COLORADO SPRINGS, CO 80906.

Phone #: 719-579-6500

Fax #: 719-579-9339

Attorney File #: ENT.PASCHALL

Legal Description:

A PART OF LOTS 14 AND 15, BLOCK 13, SCHINNER'S ADDITION CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15: THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT, 28.67 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 58 MINUTES 52 SECONDS WEST 28.19 FEET; THENCE NORTH 37 DEGREES 01 MINUTES 17 SECONDS WEST. 22.46 FEET. THENCE SOUTH 89 DEGREES 58 MINUTES 52 SECONDS WEST, 32.32 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 46.60 FEET TO THE SOUTH LINE OF SAID LOT 15, THENCE SOUTH 89 DEGREES 58 MINUTES 52 SECONDS WEST ALONG SAID SOUTH LINE 51.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 15 AND SAID LINE EXTENDED, 50.266 FEET TO THE NORTHWEST CORNER OF LOT 14, BLOCK 13, SCHINNER'S ADDITION, THENCE NORTH 89 DEGREES 58 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT, 125.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 14, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT, 21.60 FEET TO THE TRUE POINT OF

BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.