

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

DISTRICT COURT, COUNTY OF DENVER, STATE OF COLORADO

Court Address: 1437 Bannock Street, Denver, CO80202

Phone Number:(303) 606-2300

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

Defendants:JOHN R. WOOLLEY; APRIL J. GARCIA A/K/A APRIL C. GARCIA; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., INDIVIDUALLY AND SOLEY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC; BAC HOME LOANS SERVICING, LP; AND THE OFFICE OF THE PUBLIC TRUSTEE FOR DENVER COUNTY

SUMMONS FOR PUBLICATION

Case No.: 2021CV031901, Division: 275

The People of the State of Colorado

To the Defendants named above:

You are hereby summoned and required to appear and defend against the claims of the complaint filed with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the Complaint may be obtained from the clerk of the court.

Please take notice that the Complaint requests foreclosure of a statutory and contractual lien, as well as judgment for past-due assessments and late fees, together with attorney fees and costs, in the amount of \$9,048.60 as of June 15, 2021, plus all amounts coming due after the filing of the Complaint. If you fail to file your answer or other response to the complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the complaint without further notice.

This is an action originally filed June 15, 2021, and published in Intermountain Jewish News beginning August 20, 2021, and ending September 17, 2021.

Dated: August 16, 2021

VIAL FOTHERINGHAM LLP

Lisa Cancanon, #42043

Attorney for Plaintiff

12600 W. Colfax, Ste. C200

Lakewood, CO80215

Email: lisa.cancanon@vf-law.com

Phone: (720) 943-8811

File Number: CO20030-123

This summons is issued pursuant to Rule 4, C.R.C.P., as amended.

WARNING: A VALID SUMMONS MAY BE ISSUED BY A LAWYER AND IT NEED NOT CONTAIN A COURT CASE NUMBER, THE SIGNATURE OF A COURT OFFICER, OR A COURT SEAL. YOU ARE RESPONSIBLE FOR CONTACTING THE COURT TO OBTAIN FURTHER INFORMATION. YOU MUST RESPOND AS EXPLAINED IN THIS SUMMONS.

First Publication: August 20, 2021

Last Publication: September 17, 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

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
Case No. 21C00473, Courtroom: 170**

Public Notice is given on July 23, 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 SELINA MIA BARRON be changed to SELINA SOLOVYOVA.

Clerk of the Court/Deputy Clerk

First Publication: August 27, 2021

Second Publication: September 3, 2021

Third Publication: September 10, 2021

Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT
TO §15-12-801, C.R.S.
District Court, Jefferson County
Case No. 2021PR30934
In the Matter of the Estate of
SCOTT STEWART, 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 December 27, 2021, or the claims may be forever barred.

JOHN FERGUSON
Personal Representative
1999 Broadway, Ste. 1400
Denver, CO 80202

JOHN A.M. FERGUSON, Jr. #53263
Attorney for the Personal Representative
John Ferguson PLC
1999 Broadway Ste 1400
Denver, CO 80202
720-593-9202
john@johnfergusonplc.com
First Publication: August 27, 2021
Second Publication: September 3, 2021
Third Publication: September 10, 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

**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

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**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
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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.

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT
TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 21PR0343
In the Matter of the Estate of
CHERYL LEE CAPLIN, 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 20, 2021, or the claims may be forever barred.

ERIC P. CAPLIN
Personal Representative
7627 Blue Water Lane
Castle Rock, CO80108
Phone Number: 720-431-9910
Email: ecaplin70@gmail.com

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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT
TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2021PR031006
In the Matter of the Estate of
PHYLLIS ENDERICH, 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 20, 2021, or the claims may be forever barred.

DAVID L. WORSTELL, Esq. Atty. Reg. #: 6492
Attorney for the Personal Representative
Worstell & Associates
1626 N. Washington St.
Denver, CO80203

Phone: (303) 832-8225
Fax: (303) 832-4515
Email: Davidworstell@gmail.com
Email: Amartinez@1626washingtonlaw.com
First Publication: August 20, 2021
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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT
TO §15-12-801, C.R.S.
District Court, Arapahoe County
Case No. 21PR30911
In the Matter of the Estate of
KIARAH PERKINS WILLIAMS a/k/a KIARAH PERKINS,
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 20, 2021, or the claims may be forever barred.

WENDELL WILLIAMS
Personal Representatives
1703 Dunkirk Court
Aurora, CO 80011

MICHELLE ADAMS, Esq. Atty. Reg. #: 29163
Attorney for the Personal Representative
Law Office of Michelle Adams, LLC
2373 Central Park Blvd., Suite 100
Denver, CO 80238
Phone Number:(720) 432-9685
E-mail: madams@coloradofamilylegacy.com
First Publication: August 20, 2021

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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT
TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2021PR030953
In the Matter of the Estate of
EDMOND BEAL WILLIAMS a/k/a EDMOND B. WILLIAMS,
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 20, 2021, or the claims may be forever barred.

CHRISTINIA D. BUTLER
Personal Representatives
2376 Ory Drive
Brusly, LA 70719

MICHELLE ADAMS, Esq. Atty. Reg. #: 29163
Attorney for the Personal Representative
Law Office of Michelle Adams, LLC
2373 Central Park Blvd., Suite 100
Denver, CO 80238
Phone Number:(720) 432-9685
E-mail: madams@coloradofamilylegacy.com
First Publication: August 20, 2021
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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT
TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2021PR30964
In the Matter of the Estate of
LENORE R. WOLPA, 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 20, 2021, or the claims may be forever barred.

MINDY WOLPA and ALAN R. WOLPA
Co-Personal Representatives
c/o Steven M. Weiser, Esq.
Foster Graham Milstein & Calisher, LLP
360 S. Garfield St., 6th Floor
Denver, Colorado 80209
(303) 333-9810

STEVEN M. WEISER, Esq. Atty. Reg. #: 27535
Attorney for the Co-Personal Representatives
360 S. Garfield Street, 6th Floor
Denver, CO 80209
Phone Number: 303-333-9810
FAX Number: 303-333-9786
E-mail: sweiser@fostergraham.com
First Publication: August 20, 2021
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Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
Case No. 21C00633 Courtroom 186**

Public Notice is given on August 17, 2021 that a Petition for a Change of Name of a Minor Child has been filed with the Denver Court.

The Petition requests that the name of ELLISON GRACE MUCHARSKY-O'BOYLE be changed to ELLISON GRACE MUCHARSKY.

Clerk of the Court/Deputy Clerk

First Publication: August 20, 2021

Second Publication: August 27, 2021

Third 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 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: **08/27/2021**:

STOCK YEAR	MAKE/MODEL	VIN
214412 2006	Acura TSX	012792
214254 1999	Audi A8 Quattro	000336
214375 2007	Audi A4 2/Turbo	261510
214392 2009	Audi A4 3.2 Quattro	009248
214533 2007	BMW 335I	A87853
214650 1999	BMW 328IC	T67284
214719 2005	BMW X3 3.0I	D11093
214527 2001	Buick LeSabre Custom	137614
214935 2008	Buick Enclave	287749
213967 2008	Cadillac STS	181303
213708 2005	Chevrolet Impala	LS105382
213945 1993	Chevrolet S10	101484

213944 2001	Chevrolet Tahoe	K1500	181615
214155 2000	Chevrolet Cavalier		199388
214233 1991	Chevrolet S10		120215
214339 2003	Chevrolet Impala		194981
214401 2013	Chevrolet Sonic	LT	114553
214540 2015	Chevrolet Sonic	LT	183463
214628 1988	Chevrolet K2500		278823
214706 2005	Chevrolet Silverado	C1500	199719
214783 1996	Chevrolet	C1500	130202
214878 2002	Chrysler PT	Cruiser	LMT/DREAM
CRSR 216576			
214093 2007	Dodge Sprinter	3500	207118
214134 2003	Dodge Durango	SLT	545940
214390 2002	Dodge Ram	1500	202667
214351 2001	Dodge Caravan	C/V/Grand	Caravan
4WD 215408			
213812 2002	Ford		Focus
SE/COMFORT/ZTW/SPRT 362319			
213938 2005	Ford Five Hundred	LTD	145468
214377 1998	Ford Explorer		C09145
214385 2002	Ford E350	Super Duty	A14310
214761 2007	Ford Fusion	SEL	275316
214764 2000	Ford Expedition	Eddie Bauer	
B52319			
214862 1986	Ford F150	A38095	
214882 2001	Ford F150	B00593	

214998 2010	Forest River R-Pod 006363	213939 1994	Mercury Grand Marquis GS695968
214126 2008	GMC Envoy 110983		
214232 1998	GMC Yukon 727618	213950 2002	Mitsubishi Lancer ES 000975
214414 1980	Harley-Davidson Sportster 2150J0		
		214261 2015	Mitsubishi Mirage 036373
213949 2004	Honda CR-V EX 023138	214755 2002	Mitsubishi Lancer ES 029969
214240 1995	Honda Civic DX/LX 058378		
214843 1994	Honda Accord EX 097519	214088 2008	Nissan Rogue S/SL 304478
214098 2007	Hyundai Elantra GLS/SE/LTD	214305 2016	Nissan Rogue 619189
133461		214537 2012	Nissan Sentra 776918
214192 2010	Hyundai Elantra Touring GLS/SE	214586 2005	Nissan Altima S/SL 430162
073291		214892 2007	Nissan Versa S/SL 403441
214360 2003	Hyundai Santa Fe GLS/LX 556185	214252 2000	Pontiac Grand Prix GT 273795
214227 2013	Jeep Grand Cherokee Laredo	214260 2003	Pontiac Grand Prix SE 123645
594099			
214765 2002	Kawasaki EX250-F 099400	214897 2008	Pontiac Grand Prix 111958
214738 2006	Kia Sorento EX/LX 533124	214995 1995	Saab 9000 CSE TURBO 001900
214785 2013	Kia Optima Hybrid 057121		
214588 1999	Lexus ES 300 053844	214777 2008	Scion TC 265434
214234 2003	Lincoln Navigator J30395	213993 2021	Spencer, wis Pathfinder NOVIN
213690 2004	Mazda Mazda6S N96465	214791 2009	Subaru Impreza 2.5I Premium
214230 2007	Mazda Mazda3I 629080	513770	
213940 2001	Mercedes-Benz C320 077345	214826 2004	Subaru Impreza Outback Sport
		818668	
214245 2006	Mercedes-Benz E350 924868	214085 1991	Toyota Corolla DLX027559
		214051 2016	Toyota Prius 516679
214834 2001	Mercedes-Benz ML320 287218	214141 1996	Toyota Tercel STD/DX 143102
215002 2007	Mercedes-Benz C280 4MATIC	214393 2006	Toyota Prius 195163
929310		214407 2003	Toyota Highlander Limited 122248

214814	1999	Toyota Avalon XL/XLS	315887
215001	1985	Toyota Land Cruiser	132825
214419	2005	Volkswagen Golf	030269
214675	2006	Volkswagen JettaTDI Option PKG 1	024258
214890	1998	Volvo S70 GLT	502430

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214751	1991	Jeep Cherokee	558760
214986	1998	Jeep Grand Cherokee	130243
214121	2012	Kia Sportage	249116
214453	2007	Kia Rio	221430
214774	1992	Lexus ES 300	092336
214417	2003	Lincoln Town Car	634459
214347	1999	Nissan Altima	203024
214395	2006	Nissan Maxima	822123
214775	2005	Nissan Altima	207826
214681	2006	Saturn Vue	875634
214124	2003	Subaru Forester	732914
214383	2006	Subaru Outback	326576
214106	2017	Toyota Corolla	642481
214422	1976	Travel Trailer	000774
214885	2001	Volkswagen Beetle	402292

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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: **08/27/2021**:

STOCKYEAR	MAKE/MODEL	VIN
111111	2016 Kia Soul	248611
214763	2008 BMW 535xi	Z67792
214585	2002 Cadillac DeVille	179014
214094	1968 Chevrolet Suburban	146343
214115	1998 Chevrolet S10	209524
214387	1994 Chevrolet S10 Blazer	100050
214754	1999 Chevrolet Tahoe	323856
214971	2005 Chrysler Town & Country	387958
214265	1998 Ford Explorer	8353CO
214898	1994 Ford Thunderbird	172133
214962	2004 Ford Explorer	A00955
214409	2001 Honda Civic	574881
214420	2000 Honda Accord EX	073587
214368	2007 Jeep Compass	197546
214534	1999 Jeep Wrangler	464603

NOTICE OF SALE

All individuals interested in the following-described vehicle are hereby notified that their vehicle is to be sold at PEAK KIA, 5077 S. WADSWORTH BLVD., LITTLETON, COLORADO 80123. Phone: (303) 762-0433.

YEAR/MAKE/MODEL/TYPER/COLOR VIN#
2021 Kia Soul UP Black 767390
 Date of Publication: August 27, 2021
 Published: Intermountain Jewish News

NOTICE OF SALE

All individuals interested in the following-described vehicle are hereby notified that their vehicle is to be sold at AUDI

DENVER, 6060 S. BROADWAY, LITTLETON, COLORADO
80121. Phone: (303) 734-2707.

YEAR/MAKE/MODEL/TYPE/COLOR VIN#
2008 Audi S6 4-Door Black 060828

Date of Publication: August 27, 2021

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NOTICE OF SALE

All individuals interested in the following-described vehicle are hereby notified that their vehicle is to be sold at SCHOMP BMW, 1190 PLUM VALLEY LANE, HIGHLANDS RANCH, COLORADO, 80129. Phone: (303) 730-1300.

YEAR/MAKE/MODEL/TYPE/COLOR VIN#
2013 BMW X6 XDrive UP Black 591602

Date of Publication: August 27, 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
2002 FORD EXPEDITION A95799
2002 DODGE RAM 1500 PICKUP TRUCK 260790
2004 SUBARU FORESTER 738794
1993 FORD F-150 PICKUP TRUCK B25189

Date of Publication: August 27, 2021

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NOTICE OF SALE

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

Year/Make/Model Vin #
2006 Red Saab 9-3 - 024285
2008 Gray Dodge Avenger - 141098
1999 Silver Toyota Camry - 424794
1998 Black Ford Mustang - 195907
2003 White Lincoln Towncar - 637714

Date of Publication: August 27, 2021

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**NOTICE OF SALE BY
ELITE TOWING & RECOVERY
4800 Washington St.
Denver, CO80216
720-295-6062**

The following individuals are hereby notified that their vehicle will be sold at **ELITE TOWING & RECOVERY**, 4800 Washington St., Denver, CO 80216:

YEAR/MAKE/MODEL VIN #
2005 HONDA ACCORD 022924
2002 HONDA CIVIC 069875
2005 HYUNDAI ELANTRA 076892
2002 CADILLAC DEVILLE 154506
2001 TOYOTA COROLLA 514541
1999 RANGE ROVER HSE 412614
2000 TOYOTA SOLARA 366315
2008 FORD ESCAPE B42749
2000 CHEVROLET S10 119687
2002 CHEVROLET TAHOE 145700

2010 FORD FOCUS 191521

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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 #

2005 Toyota Sienna - 328328

2002 Honda Accord - 010870

2005 Acura MDX - 532585

2006 Toyota Seinna - 447163

2007 Jeep Commander - 598458

2013 Honda Accord - 084109

Date of Publication: August 27, 2021
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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

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 21C00639, Div:Civil, Courtroom 186

Public Notice is given on 8/17/21 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver County** Court.

The Petition requests that the name of ISSAC MARTINEZ-ALVARENGA be changed to ISSAC MARTINEZ-DOMINGUEZ.

TERRIE LANGHAM,
Clerk of the Court/Deputy Clerk
Publication Date: August 27, 2021
Published: Intermountain Jewish News

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

District Court, Jefferson County

Case No. 2021PR31012

In the Matter of the Estate of

**JONI L. RAY a/k/a JONI LOU RAY a/k/a JONI UHREN,
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 December 27, 2021, or the claims may be forever barred.

JOHN FERGUSON

Personal Representative

1999 Broadway, Ste. 1400

Denver, CO 80202

JOHN A.M. FERGUSON, Jr. #53263

Attorney for the Personal Representative

John Ferguson PLC

1999 Broadway Ste 1400

Denver, CO 80202

720-593-9202

john@johnfergusonplc.com

First Publication: August 27, 2021

Second Publication: September 3, 2021

Third Publication: September 10, 2021

Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No.2021-000033 To Whom It May Concern: On 6/24/2021 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: HAROUN K. COWANS Original Beneficiary: ZIA TRUST CUSTODIAN FOR ANDREW L. FELD IRA 50% AND KENNETH GOLDBERG DEFINED CONTRIBUTION PLAN 50% Current Holder of Evidence of Debt: ZIA TRUST CUSTODIAN FOR ANDREW L. FELD IRA 50% AND KENNETH GOLDBERG DEFINED CONTRIBUTION PLAN 50% Date of Deed of Trust (DOT): 5/14/2018 Recorded Date of DOT: 5/16/2018 Reception No.of DOT: 2018057792 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$195,000.00 Outstanding Principal Amount as of the date hereof: \$191,325.17 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE PAYMENTS ON SAID INDEBTEDNESS WHEN THE SAME WERE DUE AND OWING, AND THE LEGAL HOLDER OF THE INDEBTEDNESS HAS ACCELERATED THE SAME AND DECLARED THE SAME IMMEDIATELY FULLY DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 3311 N. ST. PAUL STREET, DENVER, CO 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 21, 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: 8/27/2021 Last Publication: 9/24/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:8/03/2021 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: MILLER & LAW, P.C. Denver

Registration #: 35960 JENNIFER D DUETTRA, 1900 W. LITTLETON BOULEVARD, LITTLETON, CO 80120 Phone #: 303-722-6500 Attorney File #: 3311 N. ST. PAUL STREET
EXHIBIT A (Legal Description) The North 1/2 of Lot 17 and all of Lot 18 except the rear 8 feet of said Lots, Block 8, MCKEE'S ADDITION to the City of Denver, City and County of Denver, State of Colorado Also known as street and number: **3311 N. St. Paul Street, Denver, CO 80205.**

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2021PR30975, Division PR
In the Matter of the Estate of
TAYLOR JORDAN REXFORD, a/k/a TAYLOR J. REXFORD,
a/k/a TAYLOR REXFORD, Deceased.**

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

SUE KELLER
Personal Representative
c/o Kayla Frederick

JEFF ALTHAUS, Esq. Attorney Reg. #: 45887
KAYLA FREDERICK, Esq., Attorney Reg. #: 55461
Attorney for the Personal Representative
Althaus Law, LLC
11150 Huron Street, #102
Northglenn, CO 80234
Phone: (720) 340-2783
Fax: (719) 452-3883
Email: jeff@althauslaw.com

Email: kayla@althauslaw.com
First Publication: August 27, 2021
Second Publication: September 3, 2021
Third Publication: September 10, 2021
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000030 To Whom It May Concern: On 6/18/2021 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: MERIZA REZA and DAVID REVELES Original Beneficiary: CAA VENTURES, LLC, A COLORADO LIMITED LIABILITY COMPANY Current Holder of Evidence of Debt: CAA VENTURES, LLC, A COLORADO LIMITED LIABILITY COMPANY Date of Deed of Trust (DOT): 1/25/2021 Recorded Date of DOT: 2/01/2021 Reception No.of DOT: 2021017010 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$495,000.00 Outstanding Principal Amount as of the date hereof: \$495,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND EVIDENCE OF DEBT SECURED THEREBY THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: LOT 11, BLOCK 2, MARLAND HEIGHTS, TOGETHER WITH THE SOUTH 1/2 OF THE LOCATED ALLEY ADJOINING SAID LOTS, VACATED BY ORDINANCE NO 371, SERIES OF 1958, AND THE WEST 52 FEET OF LOT 4, BLOCK 2, MARLAND HEIGHTS, TOGETHER WITH THE NORTH 1/2 OF THE VACATED ALLEY ADJOINING SAID LOT VACATED BY ORDINANCE 371, SERIES OF 1958 CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1750 WEST MISSISSIPPI AVE., DENVER, CO 80223

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 21, 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: 8/27/2021 Last Publication: 9/24/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:8/03/2021 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: GERAGHTY LAW OFFICE LLC Denver Registration #: 34092 JEROME R GERAGHTY ESQ, 1550 WEWATTA STREET, 2ND FLOOR, DENVER, CO 80202 Phone #: 303-385-7622 Attorney File #: 1750 WEST MISSISSIPPI AVE.