

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: **08/06/2021**:

STOCK YEAR	MAKE/MODEL	VIN
211379	1997 Acura 2.5TL	006608
212088	2000 Acura 3.2 TL	065124
212103	2006 BMW X3 3.0l	D34100
212105	2005 BMW X3 3.0l	D18030
212116	2002 BMW X5 4.4l	H30333
211905	2002 Buick Century Custom	100861
212170	2002 Cadillac SLS	233623
212158	1991 Chevrolet Astro Van	190394
211507	2003 Chevrolet Cavalier	301265
212205	1998 Chevrolet Cavalier	316991
211371	2006 Chevrolet Cobalt LT	869576
212233	2004 Chevrolet Impala	253247
212230	1999 Chevrolet K1500 Suburban	189441
211475	1995 Chevrolet K2500	224211
211763	2007 Chevrolet Monte Carlo LT	179582
211773	1985 Chevrolet P30	343762
211662	2002 Chevrolet Silverado C1500	203683
211352	2012 Chevrolet Sonic LS	113229
211883	2005 Chevrolet Trailblazer LS/LT	181212
212076	2008 Chrysler Sebring	237034
211412	2012 Dodge Avenger	194310
211775	2008 Dodge Avenger SXT	608097
211290	2009 Dodge Challenger SRT-8	539181
211524	2002 Dodge Intrepid	201854
211813	1998 Dodge Ram 2500	282575

212240	1997 Ford Explorer	A65953
211383	2006 Ford Five Hunderd SE	116648
211386	2002 Ford ford	234120
211587	2006 Ford Taurus SE	199972
211361	2004 Ford Taurus SES	213142
211647	2006 GMC Envoy	262598
211387	2005 Honda Accord EX	060715
212100	2002 Honda Accord EX	028053
212118	1994 Honda Accord EX	034838
211984	1999 Honda Crv	022468
211670	2004 Honda Element EX	029361
212012	2005 Hyundai Santa Fe GLS/LX	878470
211515	2008 Hyundai Sonata GLS	376969
211641	2011 Hyundai Sonata SE/Limited	216518
212009	2004 Hyundai Tiburon GT	115310
211628	2008 Hyundai Veracruz GLS/SE/Limited	
		037424
211502	2008 Infiniti G35	201263
212007	2013 Jeep Compas Sport	199538
211998	1994 Jeep Grand Cherokee	153665
211640	2000 Jeep Grand Cherokee	Laredo
		333750
211765	2000 Jeep Grand Cherokee	Laredo
		211016
211926	1997 Jeep Grand Cherokee	Laredo/TSI
		771034
212109	2010 Jeep Liberty Limited	169538
211413	2006 Jeep Liberty Sport	132791
211420	2004 Kia Sorento EX/LX	183044
211626	2000 Lexus ES 300	278254
211753	2001 Lexus GS 430	001397
211519	2000 Lexus RX 300	165162

211768 2018	Longhorn Trailer	019759		
211527 2005	Mazda 6	M69312		
212239 2005	Mercedes-Benz C 230K Sport Sedan			
764353				
211435 1996	Mercury Sable GS	606271		
211473 1997	Mercury Sable GS	626081		
211907 2002	Mercury Sable GS/GS Plus	610513		
212090 1998	Mitsubishi Eclipse Spyder	GS		
059869				
212231 2001	Mitsubishi Eclipse Spyder	GS		
161497				
211806 2002	Mitsubishi Lancer	021063		
211604 2005	Nissan Altima S/SL	435318		
211774 2005	Nissan Altima S/SL	263110		
211735 1996	Nissan Maxima	GLE/GXE/SE		
411361				
211771 2015	Nissan Versa S/S	Plus/SV/SL		
816688				
211369 2004	Oldsmobile Alero GL	190042		
211632 2003	Pontiac Vibe	402272		
212067 2000	Saturn LS	665191		
211365 2014	Subaru Legacy 2.5I	Premium		
010251				
211488 1998	Subaru Legacy	30TH		
OUTBK/LTD/SPT	608321			
211376 2000	Subaru Legacy Outback	Limited		
601736				
211456 2001	Subaru Legacy Outback	Limited		
657364				
211538 2006	Suzuki Forenza	479259		
211698 2001	Toyota 4Runner SR5	352268		
211510 1999	Toyota Camry CE/LE/XLE	912153		

211584 2004	Toyota Corolla CE/LE/S	307370
212089 1994	Toyota Corolla LE/DX	064478
211660 2002	Toyota Echo	214126
211715 2000	Trailer Trailer	NOVIN
212238 2003	Volkswagen Jetta GLS	176396
211869 2005	Volvo S40 2.4I	083213
212112 2000	Volvo S70/SE	628830

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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: **08/06/2021**:

STOCKYEAR	MAKE/MODEL	VIN
211529 2005	Acura MDX	531582
212229 1999	Acura Integra	006013
211623 1998	Cadillac DeVille	720769
211756 1986	Chevrolet Cavalier	176953
211772 2004	Chevrolet Impala	252169
212115 2013	Chevrolet Impala	165346
211526 1997	Dodge Neon	165136
212107 1997	Ford Ranger	A97693
211759 1995	Geo Metro	790637
211638 1998	Honda Accord	004530
212224 2017	Honda Accord	266502
211490 2005	Hyundai Elantra	183428
211521 2006	Hyundai Tucson	362493
211888 1999	Jeep Grand Cherokee	516807
212113 2002	Jeep Grand Cherokee	173835
211652 2005	Nissan Titan	523637

211517	2001	Subaru Forester	749319
211726	2005	Subaru Legacy Outback	320047
211886	1998	Toyota Corolla	115189
211245	1998	Toyota RAV 4	026792
211766	1985	Yamaha Max	003505
208453	1972	Chevrolet Monte Carlo	529601

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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 #
1999 WHITE SUBARU LEGACY -	618841
2004 SILVER NISSAN MURANO -	339815
2011 GREY CHEVY CRUZE -	284368
1999 BLACK TOYOTA AVALON -	334407
2004 LT BLUE CHRYSLER CROSSFIRE -	018556
2005 MAROON FORD FREESTYLE -	A67473
2000 GRAY NISSAN MAXIMA -	737363
2009 BLUE HYUNDAI ACCENT GLS -	373733
2006 WHITE PONTIAC GRAND PRIX -	160135

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NOTICE OF INTENT TO TITLE BY BOND

All individuals interested in the following-described vehicle are hereby notified that their vehicles are to be titled by bond on behalf of KEVIN INDART, 12684 PRONGHORN STREET, BROOMFIELD, COLORADO 80020. Phone:(239) 777-6443.

YEAR/MAKE/MODEL/TYPER/COLOR	VIN#
2006 BMW X5 UP White	Y45371
2013 BMW X5 UP Black	B01548

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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 LARRY H. MILLER TOYOTA, COLORADO SPRINGS, 15 EAST MOTOR WAY, COLORADO SPRINGS, COLORADO 80905. Phone:(719) 473-9035.

YEAR/MAKE/MODEL/TYPER/COLOR	VIN#
2003 Toyota Rav4 UP Silver	091249

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NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S. Denver Probate Court Case No. 2021PR030729 In the Matter of the Estate of **PATRICIA F. TOBEY a/k/a MARY PATRICIA TOBEY,** 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.

JOHN D. TOBEY
Co-Personal Representative
2125 S. Grant Street

Denver, CO 80210
WILLIAM J. FORTUNE
Co-Personal Representative
3055 E. Exposition Avenue
Denver, CO80209

JAY H. CHAPMAN, Esq. Atty. Reg. #: 00645
Attorney for the Co-Personal Representatives
Chapman & Roth, LLC
1355 S. Colorado Blvd., Suite 600
Denver, CO80222
Phone Number: 303-759-4004
FAX Number: 303-757-0231
E-mail: jay@chapmanroth.com
First Publication: July 23, 2021
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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT
TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 21PR253
In the Matter of the Estate of
DANIEL LEE MASK, 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 23, 2021, or the claims may be forever barred.

RENDA L. LEONARD CUMMINGS
Personal Representative
5102 Xanadu St.

Denver, CO80239
303.847.6554
E-mail: ladyren15@gmail.com
First Publication: July 23, 2021
Second Publication: July 30, 2021
Third Publication: August 6, 2021
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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT
TO §15-12-801, C.R.S.
District Court, Arapahoe County, Colorado
Case No. 2021PR30748, Division CLX
In the Matter of the Estate of
GLADYS WILMA MCPECK, a/k/a GLADYS W. MCPECK,
a/k/a GLADYS MCPECK, 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.

PAMELA ANN MCPECK
Personal Representative
c/o SARAH L. GOLOMBEK, Esq., #37671
The Law Office of Sarah L. Golombek, LLC
3900 East Mexico Ave., Suite 300
Denver, CO80210
Phone Number: 720-305-9900

SARAH L. GOLOMBEK, Esq. #37671
Attorney for the Personal Representative
The Law Office of Sarah L. Golombek, LLC
3900 East Mexico Ave., Suite 300
Denver, CO 80210

Phone Number: 720-305-9900
FAX Number: 303-927-0809
E-mail: Sarah@golombeklaw.com
First Publication: July 23, 2021
Second Publication: July 30, 2021
Third Publication: August 6, 2021
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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. 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

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 21C00425 Courtroom 170

Public Notice is given on July 16, 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 SARAH ELIZABETH MELTON be changed to SARAH ELIZABETH FREIFRAU VON BANHANS.

Clerk of the Court/Deputy Clerk

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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 #

2017 Honda Civic - 566975

2008 Nissan Altima - 428356
2008 Mazda 5 - 314062
2002 Honda Civic - 032292
2009 Toyota Corolla - 025355
2012 Suzuki American DI650 - 101907
2013 2013 Ford Explorer - D80427
2004 2004 Infiniti G35 - 828079
1979 Pontiac Bonneville - 236841
2007 Toyota Yaris - 123926
2010 Ford Fusion - 258635
2013 Hyundai Accent - 066843
2003 Volkswagen Jetta - 099376
2007 Kawasaki Ex250F - A29558
2005 Toyota Matrix - 351664
2000 GMC Safari - 503964
2005 Honda Accord - 010164

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

District Court, County of Jefferson, Colorado

Case No. 2021PR30820

In the Matter of the Estate of

**KENNETH CHARLES NELSON a/k/a KENNETH C.
NELSON, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court, County of Jefferson, State of Colorado, 100 Jefferson County Pkwy, Golden, Colorado 80401, on or before November 30, 2021, or the claims may be forever barred.

RICHARD A. DAVIS

Personal Representative
2110 South Flower Way
Lakewood, Colorado 80227
LINDA F. COHN, Esq. Atty. Reg. #: 10439
Attorney for the Personal Representative
3051 South Marion Street.
Englewood, CO 80113
Phone Number: 720.353.2959
Fax: 303-791-5531 (call first)
E-mail: Linda8735@comcast.net
First Publication: July 23, 2021
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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT
TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 21PR276**

**In the Matter of the Estate of
HELEN MAE DOHERTY, a/k/a HELEN M. DOHERTY, a/k/a
HELEN DOHERTY, 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.

DEBRA ANN WACHSMUTH
Personal Representative
5176 S. Yank Ct.
Littleton, CO 80127
Phone Number: (303) 808-9580

E-mail: debbiewachsmu@gmail.com
First Publication: July 23, 2021
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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: AVION AT DENVER CONNECTION TOWNHOMES
ASSOCIATION, INC.**

v.

**Defendants: RIKITA DANIELLE MOHAMED; COLORADO
HOUSING AND FINANCE AUTHORITY; MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC.; CITY AND
COUNTY OF DENVER - MANAGER OF FINANCE; and
PAUL D. LOPEZ AS PUBLIC TRUSTEE FOR THE CITY
AND COUNTY OF DENVER**

Case No.: 2021CV031549

Div: 414

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: May 17, 2021

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

E-mails: kleason@altitude.law

jsmith@altitude.law

Our File No.: 1186.0025

ATTORNEYS FOR PLAINTIFF Avion at Denver Connection
Townhomes Association

Address of Plaintiff: Avion at Denver Connection Townhomes
Association, Inc.

c/o MSI, LLC

11002 Benton Street

Westminster, CO 80020

First Publication: July 9, 2021

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Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT
TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 21PR30750
In the Matter of the Estate of
MAX TYCHO CHRISTENSEN aka TYCHO CHRISTENSEN,
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 23, 2021, or the claims may be forever barred.

MAUREEN H. COOK, Esq. #51465

Attorney for the Personal Representative

Law Offices of Bradley J. Frigon, LLC

6500 South Quebec Street, Suite 330

Englewood, CO 80111

Phone Number:(820) 200-4025

Fax Number:(720) 200-4026

E-mail: bfrigon@bjflaw.com

E-mail: mcook@bjflaw.com

First Publication: July 23, 2021

Second Publication: July 30, 2021

Third 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

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

Second Publication: August 13, 2021

Third Publication: August 20, 2021

Published: Intermountain Jewish News

**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

Third Publication: August 20, 2021

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

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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

2003 Chevy Cavalier 284964
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Published: Intermountain Jewish News

**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 #
2001 BMW X5	H20717
2004 DODGE RAM 1500	161875
2004 PONTIAC GRAND PRIX	200676
1993 JEEP WRANGLER	256217
2019 TOYOTA COROLLA	941618
2005 SUBARU LEGACY	220953
2004 BMW 530I	803906
2015 CHAPPY STRIKER	012119
2006 NISSAN MAXIMA	850997
1998 SUBARU LEGACY	312586
1999 CADILLAC ELDORADO	612387
2015 JEEP CHEROKEE	739266
2015 HYUNDAI ELANTRA	592932
1999 HONDA ACCORD	035521
2011 MAZDA 6	M20145
2009 HONDA CR-V	021009
2015 TRIUMPH STREET TRIPLE R	687156
2001 INFINITI I30	029065
2000 MERCURY COUGAR	635464

2012 BMW 335I	618816
2012 HYUNDAI GENESIS	170748
1994 FORD F700	A14378
2005 HYUNDAI ELANTRA	076892
2002 HONDA CIVIC	069875
1996 FORD CROWN VICTORIA	206107
2006 KIA SPECTRA	253362
2001 ACURA MDX	511674
2001 TOYOTA COROLLA	545987
2001 NISSAN MAXIMA	809604

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NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **JDS TOWING, LLC**, PUC: T-04685, Address: 18700 Smith Road, Aurora CO80011, Phone: 720-415-7236.

Year/Make/Model	Vin #
2007 Hyundai Tiburon	249692

Date of Publication: August 6, 2021
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**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
Case No. 21C00497 Courtroom 170**

Public Notice is given on August 3, 2021 that a Petition for a Change of Name of an Adult has been filed with the County Court, City and County of Denver.

The Petition requests that the name of SIRAT AL'ABEED BEN TAI SALIM be changed to SIRAT AL B. SALIM.

Clerk of the Court/Deputy Clerk
Publication Date: August 6, 2021

Published: Intermountain Jewish News

**NOTICE OF SALE BY
INTERCEPTOR TOWING & RECOVERY LLC**

P.O. Box 764, Westminster CO80030. Phone: 720-291-3878

The following individuals are hereby notified that their vehicles will be sold at **INTERCEPTOR TOWING & RECOVERY L.L.C.**, P.O. BOX 764, Westminster, CO 80030:

YEAR/MAKE/MODEL	VIN #
2013 VW Golf- Gray color-	013260
2008 Ford F150-White color-	B17369
2002 Ford Focus- Black Color-	253314

Date of Publication: August 6, 2021

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**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

**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
Second 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. 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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**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
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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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**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

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Third Publication: August 13, 2021

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**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

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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)

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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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).

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