

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 SOLELY 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

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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 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 of Jefferson County
Case No. 2021PR30967, Division: 11
In the Matter of the Estate of
MARY ELLEN BILICKI, 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 January 14, 2022, or the claims may be forever barred.

JOSEPH A. BILICKI

Personal Representative

c/o J. GREGORY MCAULIFFE

1331 17th Street, Suite. 800

Denver, CO 80202

J. GREGORY MCAULIFFE, Esq. Atty. Reg. #: 17907
Attorney for the Personal Representative

DARLING MILLIGAN PC

1331 17th Street, Suite 800

Denver, Colorado 80202

Phone Number:303-623-9133

E-mail: gmcauliffe@darlingmilligan.com

FAX Number: 303-623-9129

First Publication: September 10, 2021

Second Publication: September 17, 2021

Third Publication: September 24, 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.2021-000031

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.
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
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 21PR31186**

**In the Matter of the Estate of
RAY WULF SYLVESTER aka RAY W. SYLVESTER
aka RAY SYLVESTER, 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 January 10, 2022, or the claims may be forever barred.

JAMES G. SYLVESTER
Personal Representative
813 So. Emerson St.
Denver, CO 80209

KATE BOLAND, Esq. Atty. Reg. #: 16492
Attorney for the Personal Representative
Boland Law and Mediation, LLC
1525 Josephine St.
Denver, CO 80206
Phone Number:(303) 562-5973
FAX Number: (303) 322-6459
E-mail: kate.boland@bolandlawandmediation.com
First Publication: September 10, 2021
Second Publication: September 17, 2021
Third Publication: September 24, 2021
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 21PR31145, Division 3
In the Matter of the Estate of
PETER A. HOMBURGER, also known as
PETER ADOLF HOMBURGER, 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 January 3, 2022, or the claims may be forever barred.

ANDREW STATHOPULOS, Esq. Atty Reg. #: 15251
Attorney for the Personal Representative
Stathopoulos & Associates, P.C.
6900 E. Belleview Ave., #350
Greenwood Village, CO 80111
Phone Number:(303) 773-1500
FAX Number: (303) 773-1722
E-mail: Andy@Stathopoulos.com
First Publication: September 3, 2021
Second Publication: September 10, 2021
Third Publication: September 17, 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.

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at **Ways Towing LLC**, Abandoned vehicle sale: Address: 18700 E. Smith Rd., Aurora, CO 80014., Phone: (720) 243-9660.

YEAR/MAKE/MODEL VIN
2013 Infiniti QX56 Silver 040435
Date of Publication: September 10, 2021
Published: Intermountain Jewish News

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

**Denver Probate Court
Case No. 2021PR31171**

**In the Matter of the Estate of
LAVERNE DAVIS-DUNCAN, a/k/a LAVERNE DAVIS
DUNCAN, a/k/a BABE DUNCAN, 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 January 10, 2022, or the claims may be forever barred.

BARBARA MORTON
Personal Representative
581 W. Mineral Avenue #822
Littleton, CO 80120

MICHAEL A. SMEENK, Esq. Atty. Reg. #: 38921
Attorney for the Personal Representative
Frascona, Joiner, Goodman & Greenstein, P.C.
4750 Table Mesa Drive
Boulder, CO80305-5541
Phone Number: (303) 494-3000
FAX Number: (303) 494-6309
E-mail: mike@frascona.com
First Publication: September 10, 2021
Second Publication: September 17, 2021
Third Publication: September 24, 2021
Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF
NAME**

Case No. 21C00644, Courtroom: 175

Public Notice is given on August 20, 2021 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 KAMILA IZABELLA SIERRA-CHAVEZ be changed to KAMILA IZABELLA HERNANDEZ-SIERRA.

Clerk of the Court/Deputy Clerk
Publication Date: September 10, 2021
Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF
NAME**

Case No. 21CV95, Courtroom 316

Public Notice is given that a Petition for a Change of Name of a Minor Child was filed with the Denver DISTRICT Court on April 30, 2021.

The Petition requests that the name of DEVIJAH NARIJAH PINEDA be changed to DAVAIJAH NARIJAH RODRIGUEZ.

GENEVIEVE ROTELLA,
Clerk of the Court

First Publication: September 3, 2021

Second Publication: September 10, 2021

Third Publication: September 17, 2021

Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF
NAME**

Case No. 21CV96, Courtroom 316

Public Notice is given that a Petition for a Change of Name of a Minor Child was filed with the Denver DISTRICT Court on April 5, 2021.

The Petition requests that the name of DONNY D. PINEDA be changed to DONNY DAVID RODRIGUEZ.

GENEVIEVE ROTELLA,
Clerk of the Court

First Publication: September 3, 2021

Second Publication: September 10, 2021

Third Publication: September 17, 2021

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale
No.2021-000034 To Whom It May Concern: On
6/30/2021 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: ELISA M. VALDEZ Original Beneficiary:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC., AS NOMINEE FOR CLARION
MORTGAGE CAPITAL, INC., A COLORADO
CORPORATION Current Holder of Evidence of Debt:
WEST COAST SERVICING, INC. Date of Deed of Trust
(DOT):

8/15/2006 Recorded Date of DOT: 8/25/2006 Reception
No.of DOT: 2006137817 DOT Recorded in Denver
County. Original Principal Amount of Evidence of Debt:
\$26,880.00 Outstanding Principal Amount as of the date
hereof: \$20,867.39 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
UNDERSIGNED, AS THE ATTORNEY FOR THE
HOLDER OF THE DEBT, SECURED BY THE DEED OF
TRUST AND BASED ON A DEFAULT IN PAYMENT
REQUIRED BY THE DEED OF TRUST, ELECTS TO
ADVERTISE THE PROPERTY FOR SALE FOR THE
PURPOSE OF PAYING THE DEBT, AND THE
EXPENSES OF MAKING SUCH SALE, ALL AS
PROVIDED BY LAW AND THE TERMS OF THE DEED
OF TRUST 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: LOTS 39 AND 40, BLOCK 79, P.T.
BARNUMS SUBDIVISION TO THE CITY OF DENVER,
CITY AND COUNTY OF DENVER, STATE OF
COLORADO. Which has the address of 295 OSCEOLA
ST., DENVER, CO 80219.
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 28, 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: 9/03/2021
Last Publication: 10/01/2021 Publisher:
INTERMOUNTAIN JEWISH NEWS Dated: 8/10/2021
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: FRASCONA, JOINER, GOODMAN &
GREENSTEIN, P.C. Denver Registration #: 11649
KAREN J. RADAKOVICH, 4750 TABLE MESA DRIVE,
BOULDER, CO 80305 Attorney File #: 7174-1220

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: **09/10/2021**:

STOCK VIN	YEAR	MAKE/MODEL
2162392006		Acura TSX 013546
2164032004		Acura TL 004297
2166882002		BMW 525I F41626
2167062003		BMW 530I AUTOMATIC K44302
2168401982		BMW 733I 355495
2161222006		Buick Lucerne CXL 238832

2159742006	Chevrolet Impala LS	414527	2165652006	Ford F150 Supercrew	A80726
2161432006	Chevrolet Impala LT	198570	2167312007	Ford Fusion SE	158184
2161461991	Chevrolet S10	120215	2165682000	Homemade trailer	NONE
2166901997	Chevrolet Cavalier	343395	2160492000	Honda Accord EX	014867
2167072004	Chevrolet Impala	325331	2161722007	Honda Odyssey	055948
2168232017	Chevrolet Malibu LS	192560	2161742000	Honda Odyssey LX	527979
2167412000	Chevrolet Silverado	K2500	2164401997	Honda Civic HX	022896
274878			2160522012	Hyundai Santa Fe	127966
2168481998	Chevrolet K1500	207167	2160312002	Hyundai Elantra GLS/GT	391553
2168612003	Chevrolet Suburban	266912	2161912004	Hyundai XG350	317284
2161162005	Dodge Magnum SE	601408	2162952005	Hyundai Elantra GLS/GT	037040
2161482005	Dodge Caravan	394988	2163661998	Infiniti Qx4	036037
2161942001	Dodge Caravan	160670	2161561992	Isuzu Normal CAB SWB	217942
2162341999	Dodge Ram Wagon	B1500	2160462004	Jeep Liberty	173971
559829			2163352005	Jeep Liberty Sport	634775
2163152013	Dodge Ram	523627	2164332014	Jeep Patriot Sport	679109
2163162002	Dodge Neon SE	540692	2165841993	Jeep Grand Cherokee	644946
2163382006	Dodge Magnum SXT	269307	2166982009	Kawasaki EX650-C	A25310
2165751999	Dodge Durango	525964	2165862013	Kia Optima	049787
2164861997	Dodge Ram 1500	750767	2166722002	Land Rover Discovery II	SE
2167721985	Dodge D-250	511400	742943		
2167842003	Dodge Ram 1500	ST/SLT	2163062009	Mazda CX-7	232047
639469			2148802002	Mercedes-Benz C230	247466
2168331974	Dodge F30	006797	2167482002	Mercedes-Benz S500	247960
2163041987	Fleetwood Jamboree	109391	2159892005	Nissan Xterra 4.0	602210
2161761997	Ford Thunderbird LX	150026	2163522015	Nissan Altima	2.5/S/SV/SL
2162512003	Ford Explorer	C30918	206360		
2164002007	Ford Focus	ZX3/S/SE/SES	2164042002	Nissan Maxima	GLE/GXE/SE
208786			420693		
2164822002	Ford Explorer XLT	B50796	2162962001	Pontiac Aztec	534591

2163392000	Subaru Legacy L	217996
2163011998	Toyota Camry	CE/LE/XLE
298031		
2163172005	Toyota 4RUNNER LTD	057276
2164302002	Toyota Camry	LE/XLE/SE
021074		
2164382005	Toyota Corolla CE/LE	049313
2166692001	Toyota Camry	819315
2166571998	Toyota Camry LE/XLE	186651
2167232001	Toyota RAV4	008991
2167602000	Trailer Generator	132355
2167031900	Truck trailer	NONE
2161932009	Utility Trailer	005570
2160772000	Volkswagen Passat GLX	352963
2166651999	Volkswagen GTI VR6	444660
2167362008	Volkswagen Jetta	SE/SEL
078501		
2167302003	Volkswagen Jetta	127265
2167512003	Volkswagen New Beetle	GLS
428135		
2163042006	Fleetwood Jamboree	109391

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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
2009 DODGE RAM 1500 SILVER	767295
2001 VOLKSWAGEN JETTA BLUE	072804
Date of Publication: September 10, 2021	
Published: Intermountain Jewish News	

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: **09/10/2021:

STOCK	YEAR	MAKE/MODEL
VIN		
2163322006	Audi A4	151072
2163032001	Chevrolet Blazer	133722
2161531994	Eagle Summit	018511
2159252010	Ford Fusion	213593
2161622010	Ford Fusion	394107
2163191974	Homemade Trailer	N/A
2160792003	Honda Pilot	606517
2161371998	Honda Civic	017572
2163052005	Hyundai Sonata	186764
2163512006	Hyundai Accent	033827
2165662007	Hyundai Elantra	243307
2166971995	Jeep Cherokee	743593
2158662010	Kia Optima	435228
2158722011	Kia Sorento	049093
2160022010	Nissan Altima	186103
2166932000	Nissan Xterra	528504

2161582007	Pontiac Grand Prix	136527
2159211999	Toyota Camry	089491
2161541993	Toyota Camry	274461

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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 Subaru Impreza -	523114
1998 Lexus Gs 300 -	038997
2004 Chevrolet Tahoe -	178153
2003 Nissan Maxima -	405194
1998 Buick Century -	469533
1999 Volkswagen Jetta -	053242
2000 Chevrolet Blazer -	339672
2010 Nissan Versa -	404479
2009 Nissan Murano -	134032
2013 GMC Terrain -	231435
2004 Buick Lesabre -	221449
1995 Dodge Gran caravan -	517190

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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

2012 SILVER AUDI A6 -	143964
2008 SILVER AUDI A4 -	058208
2008 GRAY NISSAN PATHFINDER -	601993
1995 TAN TOYOTA COROLLA -	320819
2001 WHITE MERCEDES BENZ -	056095
2012 BLACK CHEVY SONIC -	211835

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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO

Civil Action No. 20CV34187, Div. 409

Plaintiff,

SPRINGFIELD AT INDIAN CREEK ASSOCIATION
v.

Defendants,

JOHN W. BUCKINGHAM, et al.

On June 28, 2021, the Denver County District Court issued its Decree of Foreclosure.

Original Grantor(s) John W. Buckingham

Original Beneficiary Springfield at Indian Creek Association

Current Holder of Evidence of Debt Springfield at Indian Creek Association

Date of Lien November 9, 2020

County of Recording Denver
Recording Date of Lien November 16, 2020
Recording Reception Number 2020191258
Original Amount \$12,021.00
Outstanding Amount \$19,461.85
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the provisions of the Condominium Declaration for Redstone Condominiums ("Declaration") have been violated as follows: Failure to pay common expense assessments as that term is defined in 38-33.3-316 C.R.S., together with all other payments provided for in the Declaration or by Colorado Statute secured by the Assessment Lien.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN. THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN:

NOTICE OF SALE

The current holder of the Lien, described herein, has filed the Court's Decree in Foreclosure as provided by law. THEREFORE, Notice Is Hereby Given that I will, at public auction, at 10:00 A.M. on November 4TH, 2021, at the front steps of the City and County Building located at 1437 Bannock St. Denver CO 80202, sell to the highest bidder, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Assessment Lien, plus attorney fees, the expenses of sale and other items allowed by law, and will issue to the

purchaser a Certificate of Purchase, all as provided by law.

****BIDDERS ARE REQUIRED TO BRING CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID PAYABLE TO DENVER DISTRICT COURT REGISTRY. JUDGEMENT IS IN THE AMOUNT OF \$19,461.85**

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT OF THE LIEN BEING FORECLOSED. A COPY OF SAID STATUTES, AS SUCH STATUTES ARE PRESENTLY CONSTITUTED, WHICH MAY AFFECT YOUR RIGHTS, IS ATTACHED TO ALL MAILED COPIES OF THIS NOTICE. HOWEVER, YOUR RIGHTS MAY BE DETERMINED BY PREVIOUS STATUTES.

The date of sale determined pursuant to section 38-38-108.

The place of sale determined pursuant to section 38-38-110:

The lien being foreclosed may not be a first lien.

DATE: August 10, 2021

Elias Diggins, Sheriff

Denver County, Colorado

By: Eric Miller

Deputy Sheriff Sergeant
The name, bar registration number, address, and telephone number of the attorney is: Richard W. Johnston, Reg. No. 19823, Tobey & Johnston, P.C., 56 Inverness Drive East, Suite 103, Englewood, CO 80112, telephone number (303) 799-8600.

First Publication: September 10, 2021

Last Publication: October 8, 2021

Published: Intermountain Jewish News

DISTRICT COURT, COUNTY OF DENVER, STATE OF COLORADO

CASE NO. 2021CV031610 DIV. 280

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

vs.

Defendants: HENRY PEREZ; and THE OFFICE OF THE PUBLIC TRUSTEE FOR DENVER COUNTY

NOTICE OF SHERIFF'S SALE

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 July 9, 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. 036850, 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 15, BLOCK 2, GREEN VALLEY RANCH FILING NO. 25 CITY AND COUNTY OF DENVER, STATE OF COLORADO. Also known as 4748 Ireland Court, 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. A notice of intent to redeem filed pursuant to section 38-38-302 shall be filed with the officer no later than eight business days after the sale. A notice of intent to cure filed pursuant to section 38-38-104 shall be filed with the officer at least fifteen calendar days prior to the first scheduled sale date or any date to which the sale is continued.

The Sheriff's sale has been scheduled to occur at 10:00 A.M., on the 4th day of November, 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 IN THE AMOUNT OF \$8,977.95.

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 12th day of August 2021.

Elias Diggins

Sheriff of Denver County, Colorado

By: Deputy Sheriff Sergeant Eric Miller

First Publication: September 10th, 2021

Last Publication: October 8th, 2021

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY,

STATE OF COLORADO

CIVIL ACTION NO. 2020CV33442

NOTICE OF SHERIFF'S SALE

Cornerstone Homeowners Association, Inc.,

Plaintiff,

v.

Hollis M. Bailey Sr.; Gale Bailey; Freedom Mortgage Corporation; Mortgage Electronic Registration Systems, Inc. as nominee for LoanDepot.com, LLC, its successors, and assigns; and Paul D. Lopez, as Denver County Public Trustee,

Defendants

Lot 66, Block 1, Cornerstone Filing No. 1, City and County of Denver, State of Colorado. Also known as: 14400 Albrook Dr., #66, Denver, CO 80239

TO THE ABOVE-NAMED DEFENDANTS or JUDGMENT DEBTORS, please take notice:

You and each of you are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the Sheriff's Department of the County of Denver, State of Colorado at 10:00 a.m., on the 4th day of November, 2021 on the front steps of the Denver City and County Building located at 1437 Bannock Street, Denver, CO, 80202, phone number (720) 865-9556, at which sale, the above described real property and improvements thereon will be sold to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale.

For the purposes of paying off, curing the default, or redemption as provided by statute, intent must be directed to or conducted at the DENVER SHERIFF DEPARTMENT CIVIL UNIT, 201 W. Colfax St., Denver, CO, 80202, County of Denver, State of Colorado.

PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY.

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

Judgment is in the amount of \$13,365.25.

Attorney for Cornerstone Homeowners Association, Inc.

**WesternLaw Group LLC
Angela Hopkins, #48868
9351 Grant Street #120
Thornton, CO 80229
angela@westernlawgroup.com**

NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM

Re: Sheriff Sale of Real Property under Decree of Foreclosure, pursuant to Court Order and C.R.S. 38-38-101 et seq.

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to Court Order dated April 12, 2021, and C.R.S. 38-38-101 et seq. by the Cornerstone Homeowners Association, Inc., a Colorado nonprofit corporation, the holder and current owner of a lien recorded on August 12, 2019, at Reception No. 2019107071 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The foreclosure is based on a default under the Declaration of Covenants, Conditions and Restrictions of Cornerstone

Townhomes, recorded on September 23, 2002, at Reception No. 2002169320 of the Denver County Clerk and Recorders office, and all supplements thereto (hereinafter referred to as the "Declaration"). The Declaration and notices, as recorded, establish a lien for the benefit of the Cornerstone Homeowners Association, Inc. **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS**, legally described as follows, to wit:

Lot 66, Block 1, Cornerstone Filing No. 1, City and County of Denver, State of Colorado. Also known as: 14400 Albrook Dr., #66, Denver, CO 80239

You may have an interest in the real property being affected or have certain rights or suffer certain liabilities or loss of your interest in the subject property as a result of said foreclosure. You may have the right to redeem the real property or you may have the right to cure a default under the instrument being foreclosed. **A notice of intent to cure filed pursuant to section 38-38-104 shall be filed with the officer at least fifteen calendar days prior to the first scheduled sale date or any date to which the sale is continued A notice of intent to redeem filed pursuant to section 38-38-302 shall be filed with the officer no later than eight business days after the sale.** In this regard, you may desire and are advised to consult with your own private attorney. For the purpose of paying off, curing the default, or redemption as provided by the aforementioned laws, intent must be directed to or conducted at the Denver Sheriff Department Civil Unit located at 201 W. Colfax,

Denver, CO, 80202, County of Denver, State of Colorado.

You are advised that, the parties liable thereon Hollis M. Bailey Sr.; Gale Bailey; Freedom Mortgage Corporation; Mortgage Electronic Registration Systems, Inc. as nominee for LoanDepot.com, LLC, its successors, and assigns; and Paul D. Lopez, as Denver County Public Trustee, the owners 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.

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 Angela Hopkins, *WesternLaw Group LLC, 9351 Grant Street #120, Thornton, CO 80229, 720-542-8724.*

The Sheriff's sale has been scheduled to occur at 10:00 a.m. on November 4, 2021 on the front steps of the

Denver City and County Building located at 1437 Bannock Street, Denver, CO, 80202.

Colorado Statutes attached: §38-37-108, 38-38-103, 38-38-104, 38-38-301, 38-38-302, 38-38-304, 38-38-305 and 38-38-306.

DATED: August 10, 2021.

Elias Diggins
Denver County Sheriff

By: Eric Miller
Deputy Sheriff Sergeant

First Publication: September 10, 2021

Last Publication: October 8, 2021

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2021PR30950

In the Matter of the Estate of

**STEPHEN T. MCDERMOTT a/k/a STEPHEN TULLY
MCDERMOTT, 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 January 10, 2022, or the claims may be forever barred.

DEBRA H. RODGERS
Personal Representative
1322 S. Andes Street
Aurora, CO 80017

ANN C. KILEY, Esq. Atty. Reg. #: 28059
Attorney for the Personal Representative
Law Office of Ann C. Kiley, P.C.
35 Jersey St.
Denver, CO 80220
Phone Number: 303-909-6474
FAX Number: 303-388-8141
E-mail: annkiley@msn.com
First Publication: September 10, 2021
Second Publication: September 17, 2021
Third Publication: September 24, 2021
Published: Intermountain Jewish News

**NOTICE OF SHERIFF SALE
THE SHERIFF OF DENVER COUNTY, STATE OF
COLORADO**

The Notice is given with regard to the Decree of Foreclosure described as follows:
Original Grantor: Scott H. Woehrle
Original Beneficiary: Eric A. Zietlow
Current owner of the evidence of debt secured by the Decree of Foreclosure: Eric A. Zietlow
Date of Decree of Foreclosure: September 28, 2020
County of Recording: Denver County, Colorado
Date of Recording of Lis Pendens: April, 8, 2020
Recording Information: 2020048836
Original Balance of Indebtedness: \$40,857.70
Outstanding Balance of Indebtedness: \$40,857.70
This is to advise you that Foreclosure Proceedings No.210033004 is to be conducted by the Denver County

Sheriff, in Denver County, State of Colorado, on the 11th day of November, 2021 at the front steps of the Denver City and County Building located at 1437 Bannock Street, Denver, CO, 80202 phone number (720) 865-9556. will be sold to the highest bidder. The foreclosure concerns the Decree of Foreclosure entered by the Denver County District Court in Case No. 2020CV31220 and results from non-payments of amounts owing as explained in the Decree. This foreclosure is over all of the property encumbered by the Decree.

The name, address and telephone number of the attorneys representing the owner of the debt being foreclosed is **RVM Law, LLC, 695 S. Colorado Blvd., Suite 480, Denver, Colorado 80249, and Phone (303) 861-4719.**

The real property to be foreclosed is located in the City of Denver, Denver County, Colorado and is described as follows:

Legal Description:

THE NORTH 33 1/3 FEET OF THE SOUTH 150 FEET OF THE EAST 125 FEET OF BLOCK 9, GALLUP'S SOUTH BROADWAY SUBDIVISION, EXCEPT THAT PART CONVEYED TO THE CITY OF DENVER FOR ALLEY PURPOSES BY DEED RECORDED IN BOOK 1280 AT PAGE 59, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Street Address:

327 S. Sherman Street, Denver, Colorado 80209

A Notice of Intent to Cure Filed pursuant to section 38-38-104 shall be filed with the officer at least fifteen (15)

calendar days prior to the first scheduled sale date or any date to which the sale is continued. A notice of intent to redeem filed pursuant to C.R.S. § 38-38-302 shall be filed with the officer no later than eight (8) business days after the sale.

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 sale. **BIDDERS ARE REQUIRED TO HAVE CERTIFIED FUNDS PAYABLE TO THE REGISTRY OF THE DENVER DISTRICTCOURT. JUDGEMENT IS IN THE AMOUNT OF \$50,630.06.**

THE LIEN BEING FORECLOSURE MAY NOT BE A FIRST LIEN

YOU MAY HAVE ANY INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR MAY HAVE CERTAIN RIGHTS OR LIABILITIES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO CURE ANY DEFAULT UNDER THE INSTRUMENT BEING FORECLOSED, OR THE RIGHT TO REDEEM THE REAL PROPERTY FROM THE SALE. COPIES OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS ARE ATTACHED HERETO.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE

DATED this 12TH day of August 2021:
Elias Diggins Sheriff Denver County, Colorado
By: Deputy Sheriff Sergeant Eric Miller
First Publication: September 10, 2021

Last Publication: October 8, 2021
Published: Intermountain Jewish News