

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000032 To Whom It May Concern: On 6/10/2021 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County.

Original Grantor: NEIL V. HABRIAL

Original Beneficiary: ENT CREDIT UNION

Current Holder of Evidence of Debt: ENT CREDIT UNION

Date of Deed of Trust (DOT): 3/28/2017

Recorded Date of DOT: 4/03/2017

Reception No.of DOT: 2017043154 DOT Recorded in Denver County.

Original Principal Amount of Evidence of Debt: \$75,000.00

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

Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS:

FAILURE TO PAY MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT NO. 8-201, LAKESHORE VILLAGE, A CONDOMINIUM ACCORDING TO THE CONDOMINIUM DECLARATION OF

LAKESHORE VILLAGE RECORDED JUNE 5, 2001 UNDER RECEPTION NO. 2001091300 AND THE CONDOMINIUM MAP OF LAKESHORE VILLAGE RECORDED NOVEMBER 2, 2001 UNDER RECEPTION NO. 2001186522, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 4385 S. BALSAM ST., UNIT 8-201, DENVER, COLORADO 80123.

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE

BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.

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

Publisher: INTERMOUNTAIN

JEWISH NEWS

Dated:7/22/2021

Paul Lopez DENVER COUNTY Public Trustee The name, address

and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney

Company: SUSEMIHL, MCDERMOTT & DOWNIE, P.C.  
Denver Registration #: 494 PETER M SUSEMIHL, 660 SOUTHPOINTE COURT, SUITE 210, COLORADO SPRINGS, CO 80906

Phone #: 719-579-6500

Fax #: 719-579-9339

Attorney File #: ENT.HABRIAL

DISTRICT COURT, COUNTY OF DENVER, STATE OF COLORADO

Court Address: 1437 Bannock Street, Denver, CO80202

Phone Number:(303) 606-2300

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

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

**SUMMONS FOR PUBLICATION**

**Case No.: 2021CV031901, Division: 275**

**The People of the State of Colorado**

**To the Defendants named above:**

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

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

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

Dated: August 16, 2021

VIAL FOTHERINGHAM LLP

Lisa Cancanon, #42043

**Attorney for Plaintiff**

12600 W. Colfax, Ste. C200

Lakewood, CO80215

Email: lisa.cancanon@vf-law.com

Phone: (720) 943-8811

File Number: CO20030-123

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

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

First Publication: August 20, 2021

Last Publication: September 17, 2021

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**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 OF PETITION FOR CHANGE OF NAME**

**Case No. 21C00473, Courtroom: 170**

Public Notice is given on July 23, 2021 that a Petition for a Change of Name of an Adult has been filed with the Denver County Court.

The Petition requests that the name of SELINA MIA BARRON be changed to SELINA SOLOVYOVA.

Clerk of the Court/Deputy Clerk

First Publication: August 27, 2021

Second Publication: September 3, 2021

Third Publication: September 10, 2021

Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT**

**TO §15-12-801, C.R.S.**

**District Court, Jefferson County**

**Case No. 2021PR30934**

**In the Matter of the Estate of  
SCOTT STEWART, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to

the District Court of Jefferson County, Colorado, on or before December 27, 2021, or the claims may be forever barred.

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

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

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

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

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

**Defendants: ANDREA VALDEZ; COLORADO HOUSING  
AND FINANCE AUTHORITY; MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS INC.; and DEB JOHNSON AS  
PUBLIC TRUSTEE FOR THE CITY AND COUNTY OF  
DENVER**

**COMBINED NOTICE OF SHERIFF'S SALE AND RIGHT TO  
CURE OR REDEEM**

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to a Court Order and Decree dated October 24, 2019, and C.R.S. §§ 38-38-101 to 401, by The Emerald Valley Townhomes Association, Inc., the current holder of a lien recorded with the City and County of Denver Clerk and Recorder on February 1, 2018, at Reception No. 2018012649. The judicial foreclosure is based on a default under the December 20, 1984 recorded with the City and County of Denver Clerk and Recorder on 055585, in Reception No. 055585 ("Declaration"). The Declaration and notices as recorded, establish a lien for the benefit of The Emerald Valley Townhomes Association, Inc. - **THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS** – against the property legally described as follows:

LOT 62, BLOCK 1, INDIAN CREEK FILING NO. 9, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Also known by street and number as: 1818 South Quebec Way, Unit 8-4, Denver, CO 80231

You may have an interest in the real property being foreclosed or have certain rights or suffer certain liabilities or loss of your interest in the subject property as a result of said foreclosure. You may have the right to redeem the real property or you may have the right to cure a default under the instrument being foreclosed. The lien being foreclosed may not be a first lien. In this regard, you may desire and are advised to consult with your own private attorney.

Further, you are advised that the parties liable thereon, the owner of the property described above, or those with an interest in the subject property, may take appropriate and

timely action under Colorado statutes, certain sections of which are attached hereto.

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

The Sheriff's sale has been scheduled to occur at 10:00 a.m.. on September 30, 2021, at the front steps of the City and County Building, 1437 Bannock Street, Denver, Colorado 80202, telephone 720-865-9556. At the sale, the Sheriff will sell the real property described above, and the improvements thereon, to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale.

**BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID PAYABLE TO THE DENVER DISTRICT COURT REGISTRY. JUDGEMENT IS IN THE AMOUNT OF \$5,933.15.**

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

Date: July 2, 2021

Elias Diggins, Sheriff

City and County of Denver, State of Colorado

By: Sergeant Eric Miller

First Publication: August 6, 2021

Last Publication: September 3, 2021

Published: Intermountain Jewish News

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

**Case Number: 21C00445, Courtroom 186**

**In the Matter of the Petition of:**

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

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

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

Clerk/Notary Public.

Phone Number: 720-404-9701

First Publication: August 6, 2021

Last Publication: September 3, 2021

Published: Intermountain Jewish News

PUBLIC NOTICE  
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.

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

**Case No. 21C00633 Courtroom 186**

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

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

Clerk of the Court/Deputy Clerk

First Publication: August 20, 2021

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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT**

**TO §15-12-801, C.R.S.**

**Denver Probate Court**

**Case No. 2021PR030953**

**In the Matter of the Estate of**

**EDMOND BEAL WILLIAMS a/k/a EDMOND B. WILLIAMS,  
Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before December 20, 2021, or the claims may be forever barred.

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

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

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2021PR30964  
In the Matter of the Estate of  
LENORE R. WOLPA, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before December 20, 2021, or the claims may be forever barred.

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

STEVEN M. WEISER, Esq. Atty. Reg. #: 27535  
Attorney for the Co-Personal Representatives  
360 S. Garfield Street, 6th Floor  
Denver, CO 80209  
Phone Number: 303-333-9810  
FAX Number: 303-333-9786  
E-mail: sweiser@fostergraham.com  
First Publication: August 20, 2021  
Second Publication: August 27, 2021  
Third Publication: September 3, 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. 21PR0343  
In the Matter of the Estate of**

**CHERYL LEE CAPLIN, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before December 20, 2021, or the claims may be forever barred.

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

First Publication: August 20, 2021  
Second 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. 2021PR031006  
In the Matter of the Estate of  
PHYLLIS ENDERICH, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before December 20, 2021, or the claims may be forever barred.

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

Denver, CO80203  
Phone: (303) 832-8225  
Fax: (303) 832-4515  
Email: Davidworstell@gmail.com  
Email: Amartinez@1626washingtonlaw.com  
First Publication: August 20, 2021  
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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
District Court, 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

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Second Publication: September 3, 2021  
Third Publication: September 10, 2021  
Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000030 To Whom It May Concern: On 6/18/2021 the undersigned Public Trustee caused the Notice of Election and Demand relating to the

Deed of Trust described below to be recorded in Denver County. Original Grantor: MERIZA REZA and DAVID REVELES Original Beneficiary: CAA VENTURES, LLC, A COLORADO LIMITED LIABILITY COMPANY Current Holder of Evidence of Debt: CAA VENTURES, LLC, A COLORADO LIMITED LIABILITY COMPANY Date of Deed of Trust (DOT): 1/25/2021 Recorded Date of DOT: 2/01/2021 Reception No.of DOT: 2021017010 DOT Recorded in Denver County.

Original Principal Amount of Evidence of Debt: \$495,000.00 Outstanding Principal Amount as of the date hereof: \$495,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND EVIDENCE OF DEBT SECURED THEREBY THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: LOT 11, BLOCK 2, MARLAND HEIGHTS, TOGETHER WITH THE SOUTH 1/2

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

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 21, 2021,

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 8/27/2021 Last Publication: 9/24/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:8/03/2021 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: GERAGHTY LAW OFFICE LLC Denver Registration #: 34092 JEROME R GERAGHTY ESQ, 1550 WEWATTA STREET, 2ND FLOOR, DENVER, CO 80202 Phone #: 303-385-7622 Attorney File #: 1750 WEST MISSISSIPPI AVE.

**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: 09/03/2021:

STOCK YEAR	MAKE/MODEL	VIN
215107 2001	Acura MDX Touring	528664
215459 2006	BMW 330XI	V62331
215315 1995	Buick LeSabre Custom	452646
215017 2011	Chevrolet Impala	LT159859
215016 2014	Chevrolet Captiva	LT 596797
215064 2001	Chevrolet Malibu	116640
215209 1984	Chevrolet C30	137493
215386 2005	Chevrolet Silverado	K1500 320582

215415 2016	Chevrolet Cruze	Limited LTZ
199635		
215497 2002	Chevrolet Silverado	K2500HD
302851		
215582 2003	Chevrolet Impala	LS397257
215158 2005	Chrysler Sebring	4 Door 381345
215863 1998	Chrysler Town & Country	590124
215032 1998	Dodge Ram	3500 van 117733
215762 2003	Dodge Durango	Sport 526905
215785 2008	Dodge Charger	SRT-8 170365
215821 2008	Dodge Caliber	670702
215878 2018	Echo utility trailer	046469
215035 2012	Fiat 500 Sport	179759
215104 1999	Ford Explorer	B91936
215124 2005	Ford Escape XLS	A47404
215310 2018	Ford Escape SE	B76246
215306 2010	Ford Expedition	LTD B51758
215346 2006	Ford Escape	C93775
215825 2007	Ford Explorer	XLT B82775
215433 1996	Geo Metro/LSI	743360
215230 2000	GMC Jimmy	177186
215286 1987	GMC Safari	502687
215203 2015	Honda Pilot	EXL 015628
215213 1989	Honda Civic	CRX HF 1.5 Litre
015632		
215326 2005	Honda Pilot	EXL 555633

215446 2006 Honda Civic EX 573550  
 215010 2012 Hyundai Veloster 022581  
 214993 2010 Jeep Liberty Limited 169538  
  
 215165 2005 Jeep Liberty Limited 592270  
  
 215354 2013 Jeep Wrangler Sport 643702  
  
 215818 2004 Jeep Grand Cherokee LAR/COL/FR 289859  
 215008 2004 Kia Sorento EX/LX 183102  
 215019 2004 Kia Sorento EX/LX 295223  
 215533 2005 Land Rover LR3 SE 338770  
 215156 2006 Lexus GS 300 AWD 016374  
 215003 2017 Mercedes-Benz C 43 4MATIC AMG 196027  
 215301 2007 Mercedes-Benz E350 4matic 216179  
 215815 2012 Mitsubishi Lancer Sportback 011316  
 215020 2003 Nissan Pathfinder LE/SE 701876  
  
 215262 2004 Nissan Armada 728574  
 215322 1999 Nissan Maxima GLE/GXE/SE 418004  
 215646 2003 Nissan Altima /S/SL 110802  
 215852 2001 Nissan Maxima GXE/SE/GLE/20ANNIV 809558  
 215595 2004 Pontiac Grand Prix 150512  
 215170 2004 Subaru Forester 2.5X 719315

215009 2016 Toyota Camry LE/XLE/SE/XSE 235654  
 215239 2001 Toyota Corolla CE/LE/S 563772  
  
 215632 1999 Toyota Camry CE/LE/XLE 918384  
  
 215365 2021 Trailer Trailer no vin  
 215197 2021 Vespa Scooter NO VIN  
 215793 2001 Volkswagen Passat GLX 4MOTION 268637

Date of Publication: September 3, 2021  
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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: **09/03/2021**:

STOCKYEAR	MAKE/MODEL	VIN
215767 2007	Audi New S4	227963
215173 2004	BMW 325 XI	R12270
215168 2011	Chevrolet Cruze	300740
215563 2006	Chevrolet HHR	563239
215317 1996	Chevrolet Blazer	142628
215164 2005	Chrysler Town & Country	237890
215732 2008	Dodge Charger	330465
215760 2012	Dodge Avenger	177225
215182 2000	Ford Focus	137105
215014 1996	Honda Accord	067554
215177 2005	Mazda Mazda3i	318766
215557 1999	Mercedes-Benz ML320	125209
215712 2006	Nissan Sentra	559662

215157	1999	Pontiac Grand Prix	348061
215297	2005	Pontiac Grand AM	168990
215717	1996	Saturn SL1	372398
215871	1987	Toyota Camry	087438

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**Public Notice for vehicles to be sold by Majestic Towing**

**Year/Make/Model Vin #**  
2010 Georgetown Forest River RV - A02851  
**Majestic Towing**  
**POBox 33143**  
**Denver, CO80233**  
**720-775-2702**

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**NOTICE OF SALE**

The following individuals are hereby notified that their vehicles are to be sold at **Private Parking Enforcement, LLC**, 2401 E. 40th Ave, Denver, CO 80205, Phone; 720-233-4410. \*\*Sale Date: **September 4, 2021:**

<b>YEAR/MAKE/MODEL</b>	<b>VIN</b>
1991 Chevrolet Suburban	127268
2006 Kia Sedona	054191
2003 Lincoln Aviator	J52922
2006 Audi A8	006473
2009 Mini Cooper	F96718
2004 Ford Ranger	B29981
2004 Nissan Maxima	913014
1998 Volkswagen Beetle	036960
2007 Suzuki XL7	104635

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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.

<b>YEAR/MAKE/MODEL</b>	<b>VIN #</b>
2002 Volkswagen Jetta	- 025465
2005 Subaru Legacy	- 200660
2004 Porsche Cayenne	- A72800
2012 Ford Escape	- A29927
1990 Toyota 4Runner	- 043652
1999 Chevrolet Lumina	- 242602
2008 Nissan Sentra	- 746702
2002 Jeep Liberty	- 279145
2005 Chrysler Sebring	- 678488
2005 Nissan Altima	- 153045
2008 Chevrolet Malibu	- 278784
2007 Suzuki Grand Vitara	- 200540
2018 Jeep Compass	- 485815
2000 Toyota Corolla	- 399351
1998 Honda Accord	- 270348
2009 Chevrolet Malibu	- 120262

Date of Publication: September 3, 2021  
Published: Intermountain Jewish News

**NOTICE OF INTENT TO TITLE BY BOND**

All individuals interested in the following-described vehicle is hereby notified that their vehicle is to be titled by bond on behalf of **EDGAR JACOV**, 7738 QUIVAS ST., DENVER, COLORADO 80221. Phone:(720) 935-0024.

**YEAR/MAKE/MODEL/TYPER/COLOR VIN#**  
**1999 Ford F350 Truck White B64595**

Date of Publication: September 3, 2021  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
District Court, Arapahoe County  
Case No. 21PR30911  
In the Matter of the Estate of  
KIARAH PERKINS WILLIAMS a/k/a KIARAH PERKINS,  
Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Arapahoe, County, Colorado, on or before December 20, 2021, or the claims may be forever barred.

WENDELL WILLIAMS  
Personal Representatives  
1703 Dunkirk Court  
Aurora, CO 80011

MICHELLE ADAMS, Esq. Atty. Reg. #: 29163  
Attorney for the Personal Representative  
Law Office of Michelle Adams, LLC  
2373 Central Park Blvd., Suite 100  
Denver, CO 80238  
Phone Number:(720) 432-9685  
E-mail: madams@coloradofamilylegacy.com  
First Publication: August 20, 2021  
Second Publication: August 27, 2021  
Third Publication: September 3, 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 DAVAIAJAH 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.



*Intermountain Jewish News*  
Legal Notices, September 3, 2021

[www.ijn.com/legal-notices](http://www.ijn.com/legal-notices)  
For originals (print version), contact (303) 861-2234

RADAKOVICH, 4750 TABLE MESA DRIVE, BOULDER, CO  
80305Attorney File #: 7174-1220

**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](mailto:Andy@Stathopoulos.com)  
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