

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

**Denver Probate Court
Case No. 2021PR31360**

**In the Matter of the Estate of
ROSEMARY JUNE BALL BLOEDORN aka
ROSEMARE JUNE BLOEDORN, 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 March 5, 2022, or the claims may be forever barred.

ROSEMARY DANIELLE LONG AL-TAYAR
Personal Representative
C/O Stephen E. Oxman No. 5295
Oxman & Oxman, P.C.
2025 York St.
Denver, CO80205

STEPHEN E. OXMAN, Esq. Atty. Reg. #: 5295
Attorney for the Personal Representative
Oxman & Oxman, P.C.
2025 York Street
Denver, CO80205
Phone Number:303-321-3747
FAX Number: 303-388-6386
E-mail: stephen@oxmanandoxman.com
First Publication: October 29, 2021
Second Publication: November 5, 2021
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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000041 To Whom It May Concern: On 8/09/2021 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: STACEY L MORA and CARLOS J GOMEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS SUCCESSOR TO JPMORGAN CHASE BANK N. A. AS INDENTURE TRUSTEE ON BEHALF OF THE HOLDERS OF TERWIN MORTGAGE TRUST 2005-9HGS, ASSET-BACKED SECURITIES, TMTS SERIES 2005-9HGS Date of Deed of Trust (DOT): 4/22/2005 Recorded Date of DOT: 5/12/2005 Reception No.of DOT: 2005078852 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$35,000.00 Outstanding Principal Amount as of the date hereof: \$31,022.12 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 THE DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: VIOLATIONS INCLUDING, BUT NOT LIMITED TO, FAILURE TO MAKE FULL PAYMENT OF ALL PRINCIPAL, INTEREST AND OTHER CHARGES

AT THE MATURITY DATE AS REQUIRED BY 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: LOT 2, BLOCK 3, GREEN VALLEY RANCH FILING NO. 43, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4049 ARGONNE, DENVER, CO 80249

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 December 9, 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: 10/15/2021 Last Publication: 11/12/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:9/21/2021 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: JANEWAY LAW FIRM, P.C. Denver Registration #: 15592 LYNN M JANEWAY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112 Attorney File #: 21-025465

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000037 To Whom It May Concern: On 7/22/2021 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: COZETTA HAMMOCK-WEST Original Beneficiary: JAMES B. NUTTER & COMPANY Current Holder of Evidence of Debt: REVERSE MORTGAGE FUNDING LLC Date of Deed of Trust (DOT): 1/25/2007 Recorded Date of DOT: 2/10/2007 Reception No.of DOT: 2007023622 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$318,000.00

Outstanding Principal Amount as of the date hereof: \$159,505.56 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: BORROWER'S FAILURE TO PAY PROPERTY CHARGES, INCLUDING, BUT NOT LIMITED TO, REAL PROPERTY TAXES AND BORROWER'S FAILURE TO PERFORM OBLIGATIONS UNDER THE DEED OF TRUST INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAINTAIN HAZARD INSURANCE AND/OR TO PAY HAZARD INSURANCE PREMIUMS AND PROVIDE EVIDENCE OF PAYMENT." 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 5, BLOCK 6, MONTBELLO, 27, COUNTY OF DENVER, STATE OF COLORADO.

Which has the address of 5044 BILLINGS ST, DENVER, CO 80239.

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 November 24, 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: 10/01/2021 Last Publication: 10/29/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/07/2021 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: JANEWAY LAW FIRM, P.C. Denver Registration #: 15592 LYNN M JANEWAY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112. Attorney File #: 21-025700

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: **10/29/2021:

STOCK VIN	YEAR	MAKE/MODEL
2228452003		Cadillac CTS 164561
2228382003		Chrysler PT Cruiser 514307
2226862004		Dodge Durango 219932
2226941996		Dodge Caravan 444626
2230602000		Dodge Grand Caravan 630945
2234391995		Dodge Ram 2500 175260
2225472001		Dodge Neon 275714
2229932017		Dodge Journey 590501
2228592000		Ford F150 C24167
2229131999		Ford Escort 151046
2234292004		Honda Accord 011967
2222161989		Honda Civic 502480
2230182003		Infiniti G35 001276
2234542007		Jeep Liberty 501556
2230262006		Nissan Pathfinder 617976
2232872006		Nissan Xterra 547568
2234251995		Nissan Maxima 084662
2234312005		Nissan Xterra 639702
2235372011		Nissan Rogue 298606
2228022004		Snowbear Trailer 202240
2235122011		Toyota Camry 684515
2230922018		Volkswagen GTI 287890
2226872003		Volkswagen Passat 115191

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

**Denver Probate Court
Case No. 2021PR031345**

**In the Matter of the Estate of
HOWARD G. ROSENBERG a/k/a HOWARD GILBERT
ROSENBERG a/k/a HOWARD ROSENBERG,
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 February 28, 2022, or the claims may be forever barred.

MARCI M. ROSENBERG
Personal Representative
140 S. Oneida Street
Denver, CO80230

JAY H. CHAPMAN, Esq. Atty. Reg. #: 00645
Attorney for the Personal Representative

Chapman & Roth, LLC
1355 S. Colorado Blvd., Suite 600
Denver, CO 80222

Phone Number:303-759-4004

FAX Number: 303-757-0231

E-mail: jay@chapmanroth.com

First Publication: October 22, 2021

Second Publication: October 29, 2021

Third Publication: November 5, 2021

Published: Intermountain Jewish News

NOTICE OF SHERIFF'S SALE

DISTRICT COURT, DENVER COUNTY, STATE OF
COLORADO

Civil Action No. 21CV31481, Div. 280

Plaintiff,

FOUNTAIN COURT HOMEOWNERS ASSOCIATION
v.

Defendants,

KH GOVERNMENT SOLUTIONS, LLC, et al.

On July 23, 2021, the Denver County District Court
issued its Decree of Foreclosure.

Original Grantor(s) KH Government Solutions, LLC

Original Beneficiary Fountain Court Homeowners
Association

Current Holder of Evidence of Debt Fountain Court
Homeowners Association

Date of Lien May 5, 2021

County of Recording Denver

Recording Date of Lien May 7, 2021

Recording Reception Number 2021088804

Original Amount \$5,864.00

Outstanding Amount \$11,253.32

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 a Lot 1, FOUNTAIN COURT,
according to the map recorded September 05, 1974,

under Reception No. 36748, and the Declaration of
Covenants, Conditions and Restrictions therefor recorded
August 23, 1974 in Book 935 at Page 65, City and
County Denver, State of Colorado.

Also known and numbered as: 1060 South Parker Road
#1, Denver, Colorado 80231.

ll 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 25, 2021, at the
front steps of the City and County Building located at
1437 Bannock St. Denver 80204, sell to the highest and
best 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. JUDGEMENT IS IN THE AMOUNT OF
\$11,253.32**

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.

A NOTICE OF INTENT TO CURE FILED PURSUANT TO SECTION 38-38-104 SHALL BE FILED WITH THE JEFFERSON COUNTY SHERIFF 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 SECTION 38-38-302 SHALL BE FILED WITH THE DENVER COUNTY SHERIFF WITHIN EIGHT (8) BUSINESS DAYS FOLLOWING THE SALE.

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 27, 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: October 1, 2021

Last Publication: October 29, 2021

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

Denver Probate Court

Case No. 2021PR031375

In the Matter of the Estate of

ARDENE WANDA YEARGAN, a/k/a ARDENE W.

YEARGAN, a/k/a ARDENE YEARGAN, 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 February 22, 2022, or the claims may be forever barred.

BRENDA ERNST

Personal Representative

6420 Golf View Place

Sioux City, IA 51106

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

**Denver Probate Court
Case No. 2021PR31390**

In the Matter of the Estate of

**CLAUDETTE MARIE JONES aka CLAUDETTE M.
JONES aka CLAUDETTE JONES, 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 February 23, 2022, or the claims may be forever barred.

DONALD CLEMENTS
Personal Representative
1082 W. 95th Place
Thornton, CO80260

JOHN A. BERMAN, Reg. No. 6695
Attorney for the Personal Representative
1737 Gaylord Street

Denver, Colorado 80206
(303)832-7645 phone
(303)832-1188 fax
jab@jaberman.com email
First Publication: October 22, 2021
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DISTRICT COURT, DENVER COUNTY,
STATE OF COLORADO
CIVIL ACTION NO. 2021CV030460,
Division/Courtroom 275

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY
(Publication Notice)**

TOWN CENTER METRO DISTRICT,
Plaintiff,

v.

GILDARDO GONZALEZ, JR.; HUNTINGTON
BANCSHARES INCORPORATED AS SUCCESSOR TO
UNION FEDERAL BANK OF INDIANAPOLIS; CITY AND
COUNTY OF DENVER - MANAGER OF FINANCE; and
PAUL D. LOPEZ AS PUBLIC TRUSTEE FOR THE CITY
AND COUNTY OF DENVER, et al.

Defendant(s).

TO THE ABOVE NAMED DEFENDANTS, 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

Civil Division of the Sheriff's Department of Denver County, Colorado at 10:00 O'clock A.M., on the 25th day of November, 2021, at the front steps on the City and County building located at 1437 Bannock St. 80204, 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.

BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID AT THE TIME OF SALE.

PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY. Judgment is in the amount of \$20,521.81.

This is to advise you that a Sheriff's sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to Court Order dated July 26, 2021 and C.R.S. 38-38-101 et seq. by Town Center Metro District the holder and current owner of a lien recorded on September 13, 2018 at Reception No. 2018116799 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 Master Declaration of Covenants, Conditions and Restrictions for Green Valley Ranch recorded on 08/10/2001 at 2001133495 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The Declaration establishes a lien for the

benefit of Town Center Metro against real property legal described as follows:

Lot 12, Block 7, Green Valley Ranch Filing No. 47, City and County of Denver, State of Colorado.; And also known as: 5573 Netherland Street, Denver, CO80249.

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 of being foreclosed. 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 County Sheriff's Office, Civil Division, 201 W. Colfax Ave., Denver, CO80202.

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 which requisite procedures and provisions 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 Kate M. Leason, Esq., Reg. No. 41025,

Altitude Community Law P.C., 555 Zang Street, Suite 100, Lakewood, Colorado 8022-1011, 303.432.99999.
The attorney representing the legal owner of the above described lien is: Kate M. Leason, Reg. No. 41025, Altitude Community Law P.C., 555 Zang Street, Suite 100, Lakewood, Colorado 80228-1011, 303.432.9999.
Elias Diggins Sheriff Denver County
By: Eric Miller Deputy Sheriff Sergeant
Dated: August 25, 2021
First Publication: October 1, 2021
Last Publication: October 29, 2021
Published: Intermountain Jewish News

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

Case No. 21C00770

Division: Civil, Courtroom: 175

Public Notice is given on 10/15/21 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 JOSHUA ORTIZ be changed to JOSHUA DUMANTE.

Clerk of the Court/Deputy Clerk

Publication Date: October 29, 2021

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NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Denver Probate Court

Case No. 2021PR31439

**In the Matter of the Estate of
DAVID H. BAKER, a/k/a DAVID HAROLD BAKER, and
a/k/a DAVID BAKER, 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 February 23, 2022, or the claims may be forever barred.

LORNEL A. BAKER

Personal Representative

c/o GREGORY T. DENSEN

Sherman & Howard L.L.C.

633 Seventeenth Street, Ste. 3000

Denver, CO80202

GREGORY T. DENSEN, Esq. Atty. Reg. #: 29874

Attorney for the Personal Representative

Sherman & Howard L.L.C.

633 Seventeenth Street, Ste. 3000

Denver, Colorado 80202

Phone Number:(303) 299-8314

FAX Number:(303) 298-0940

E-mail: gdensen@shermanhoward.com

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DISTRICT COURT, Denver COUNTY, STATE OF
COLORADO

CIVIL ACTION NO. 2021CV030501 DIVISION NO. 280

NOTICE OF SHERIFF'S SALE

Plaintiff, Trails At Parkfield Lake Condominium
Association

v.

Defendants, MARQUITA C BRISTER; MICHAEL S
STEWART; WELLS FARGO BANK, N.A.;
DEPARTMENT OF TREASURY - INTERNAL REVENUE
SERVICE; DENVER COUNTY PUBLIC TRUSTEE, as
DENVER Public Trustee

Regarding: Condominium Unit No. 218, Building No. 2,
The Trails at Parkfield Lake, as defined and described in
the Condominium Declaration of The Trails at Parkfield
Lake, recorded on August 12, 2002 at Reception No.
2002139960, in the Office of the Clerk and Recorder of
the City and County of Denver, and according to the
Condominium Map of the Trails at Parkfield Lake,
recorded on November 10, 2003 at Reception No.
2003235757 in said records, Together with the exclusive
right to use Parking Space No. 218, City and County of
Denver, State of Colorado

Also known as: 5255 Memphis St #218, Denver, CO
80239

TO THE ABOVE NAMED DEFENDANTS, 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
Civil Division of the Sheriff's Office of Denver County,
Colorado at the front steps of the City and County
building located at 1437 Bannock St. ., on the 9th day of
December 2021, at 10:00 AM ; phone number for the

Denver Sheriff Civil Division is 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.

****BIDDERS ARE REQUIRED TO HAVE CASH OR
CERTIFIED FUNDS SUFFICIENT TO COVER THEIR
HIGHEST BID PAYABLE TO THE DENVER DISTRICT
REGISTRY. JUDGEMENT IS IN THE AMOUNT OF
\$37,315.13.**

Further, for the purpose of paying off, curing default or
redemption, as provided by statute, intent must be
directed to or conducted at the above address of the Civil
Division of the Sheriff's Department of Denver County,
Colorado.

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

**NOTICE OF RIGHT TO CURE AND RIGHT TO
REDEEM**

RE: Sheriff's Sale of Real Property pursuant to Order
and Decree of Foreclosure 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 a Court Order and Decree dated
August 2nd 2021, and C.R.S. 38-38-101 et seq., by Trails
At Parkfield Lake Condominium Association, the current
holder of a lien recorded on March 28, 2017 at Rec. No.
2017040271, in the records of the Clerk and Recorder of

the County of Denver, State of Colorado. The judicial foreclosure is based on a default under the Declaration of Covenants, Conditions, and Restrictions of Trails At Parkfield Lake Condominium Association, recorded on 3/04/2010 at Reception No. 2010025296 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The Declaration and notices, as recorded, establish a lien for the benefit of Trails At Parkfield Lake Condominium Association, **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS.**

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. Any Notice of Intent to Cure must be filed no later than fifteen (15) calendar days prior to the date of the foreclosure sale. 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.

DATED in Colorado this 14th day of September, 2021.

Elias Diggins

Sheriff of Denver County, Colorado

By: Eric Miller Deputy Sheriff Sergeant

ATTORNEY FOR THE PLAINTIFF:

ORTEN CAVANAGH HOLMES & HUNT, LLC

1445 Market Street, Suite 350

Denver, CO 80202

First Publication: October 15, 2021

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NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Denver Probate Court

Case No. 2021PR31311

In the Matter of the Estate of

**WILLIAM EUGENE FELT a/k/a WILLIAM E. FELT,
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 24, 2021, or the claims may be forever barred.

CAREY J. FELT

Personal Representative

C/O Gantenbein Law Firm
1760 Gaylord Street
Denver, CO 80206
CHRISTOPHER TURNER, #43245
Attorney for the Personal Representative
GANTENBEIN LAW FIRM LLC
1760 Gaylord Street
Denver, CO80206
Phone: 303-618-2122; Fax: 720-442-8051
Email: christopher@gantenbeinlaw.com
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Attorney at Law
3031 West 38th Avenue
Denver, CO 80211
NICK AVILA, Esq. Atty. Reg. #: 33848
Attorney for the Personal Representative
Attorney At Law
3031 West 38th Avenue
Denver, CO80211
Phone Number:303-458-1981
Email: nickavila1@msn.com
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court
Case No. 21PR31361**

**In the Matter of the Estate of
MANUEL RAFAEL MONTANO aka MANUEL RAFAEL
MONTANO aka MANUEL RALPH aka MANUEL R.
MONTANO, 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 March 1, 2022, or the claims may be forever barred.

NICK AVILA
Personal Representative

DISTRICT COURT, DENVER COUNTY, STATE OF
COLORADO
CIVIL ACTION NO. 2021CV030719

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY
(Publication Notice)**

GRANVILLE HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
v.
GRACE E. MOSLEY; REVERSE MORTGAGE
SOLUTIONS, INC.; SECRETARY OF HOUSING AND
URBAN DEVELOPMENT; and PAUL D. LOPEZ AS
PUBLIC TRUSTEE FOR THE CITY AND COUNTY OF
DENVER,
Defendants.

TO THE ABOVE NAMED DEFENDANTS, 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 Civil Division of the Sheriff's Department of the City and County of Denver, Colorado at 10:00 O'clock A.M., on the 16th day of December, 2021, at the front steps of the City and County building located at 1437 Bannock St., Denver, Co 80204, 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.

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

PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY. Judgment is in the amount of \$16,109.27.

This is to advise you that a Sheriff's sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to Court Order dated August 10, 2021 and C.R.S. 38-38-101 et seq. by Granville Homeowners Association, Inc. the holder and current owner of a lien recorded on May 24, 2019 at Reception No. 2019063804 and a lien recorded on February 5, 2020 at 2020015659 in the records of the Clerk and Recorder of the City and

County of Denver, State of Colorado. The foreclosure is based on a default under the Declaration of Covenants, Conditions and Restrictions Granville Subdivision Filing Number One recorded on 05/05/1983 at 00968, Book 2804 Page 260 in the records of the Clerk and Recorder of the City and County of Denver, State of Colorado. The Declaration establishes a lien for the benefit of Granville Homeowners Association, Inc. against real property legal described as follows:

Lot 113, Block 1, Granville Subdivision, Filing No. 1, City and County of Denver, State of Colorado.; And also known as: 1811 S. Quebec Way, #113, Denver, CO 80231-2672.

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 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 County Sheriff's Office, Civil Division, 201 W. Colfax Ave., Denver, CO 80202.

You are advised that the parties liable thereon, the owner of the properties described above, or those with an interest in the subject properties, 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 which requisite procedures and provisions control your rights in the subject properties. All telephone inquiries for information should be directed to the office of the undersigned Sheriff at 720-865-9556. The attorney representing the legal owner of the above described lien is: Kate M. Leason, Reg No. 41025, Altitude Community Law P.C., 555 Zang Street, Suite 100, Lakewood, Colorado 80228-1011, 303.432.9999
Dated: September 15, 2021
Elias Diggins, Sheriff
City and County of Denver, Colorado
By: Deputy Sheriff Sergeant Eric Miller
First Publication: October 22, 2021
Last Publication: November 19, 2021
Published In: The Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Wyatt's, Lone Star, Boulder Valley Towing, and Klaus' Towing abandoned vehicle sale: Address: 5130 Brighton Boulevard, Denver, CO 80216, Phone: (303) 777-2448. **Sale Date: **10/29/2021**:

STOCK	YEAR	MAKE/MODEL
VIN		
2233031995	Acura Legend L	007063

2227162006	Audi A8 L Quattro	019862
2231411998	Buick LeSabre Custom	468140
2231382019	Carry on Utility Trailer	U0811L
2228531982	Chevrolet P30	302503
2230592001	Chevrolet Express	G3500
102331		
2232152009	Chevrolet Aveo LS/LT	330211
2233322001	Chevrolet Tahoe	265566
2234261999	Chevrolet Express	1500 2WD
Cargo 180437		
2226882013	Chrysler 200 Touring	639657
2228321995	Chrysler Lebaron GTC	516901
2232942005	Chrysler Sebring	041109
2228572000	Diamond C 48hdt	NONE
2226752004	Dodge Intrepid SE	647274
2227082000	Dodge Ram 1500	154196
2228602005	Dodge Grand Caravan	SXT
169521		
2230692016	Dodge Dart	712218
2231961993	Dodge Shadow	616212
2232212001	Dodge Ram 1500	110286
2226912000	Ford Econoline E150	B25598
2225762004	Ford Taurus SEL	187343
2226851997	Ford Ranger Super Cab	A16753
2227661997	Ford Taurus GL	265593
2228412005	Ford F-150	A18813
2235052000	Ford Mustang	268092
2225752014	Honda Civic EX	070937
2226672001	Honda Passport EX/LX	411636
2226922008	Honda CR-V LX	061368

2228002002	Honda Civic EX	015095
2230202002	Honda Accord	703698
2235621998	Honda Civic DX	050084
2227802015	Hyundai Veloster	230498
2231582005	Hyundai Tucson GLS/LX	208311
2233532003	Hyundai Elantra GLS/GT	550956
2235012019	Hyundai Elantra SE	490630
2226631996	Jeep Cherokee Country	236061
2228422007	Jeep Liberty Sport	693095
2229922014	Kia Forte LX	181671
2234102006	Kia Spectra LX/EX	241447
2234322002	Kia Rio	141746
2225062003	Lincoln Navigator	J43205
2226482008	Lincoln Town Car	634160
2233232006	Mazda Mazda3S	541055
2225802007	Mercedes-Benz GL450 4 MATIC	155707
2227891997	Mercury Sable	629991
2228882005	Mini Cooper Convertible	G10637
2231042003	Mitsubishi Eclipse GT	011131
2233082001	Nissan Xterra XE/SE	523019
2226842007	SAAB 9-5 AERO	502167
2226562008	Scion xB	059739
2228632006	Subaru Legacy GT LTD AWD	216204
2227632006	Toyota Sienna CE/LE	476289
2228662014	Toyota Camry L/SE/LE/XLE	787257
2231072000	Toyota Echo	061454
2233261999	Toyota Corolla VE/CE/LE	142889

2233902011	Toyota Prius	471379
2230082003	Volkswagen GTI VR6	022034
2234522005	Volkswagen Passat GLX	130542
4MOTION		
2227931995	WW Trailer	211284

Date of Publication: October 29, 2021
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2021PR031428
In the Matter of the Estate of
DOYCE M. SMITH, 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 state of Colorado, 1437 Bannock Street, Denver, CO, 80202 on or before four (4) months from the date of the first publication, or the claims may be forever barred.

WAYNE E. VADEN, Esq. (#21026)
Attorney for the Personal Representative
CITY PARK LAW GROUP, LLC
12075 E. 45th Avenue, Suite 100-B
Denver, CO80239
(303) 377-2933 Voice
(303) 377-2834 Facsimile
w.vaden@cityparklaw.com E-mail
First Publication: October 15, 2021
Second Publication: October 22, 2021

Third Publication: October 29, 2021
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF
COLORADO

Court Address: 1437 Bannock Street
Denver, CO 80202
Court Phone: 720-865-8301

**Plaintiff: INCA ROW CONDOMINIUM ASSOCIATION,
INC.**

v.

**Defendants: TEDDY GALLEGOS; TEDDY TRUJILLO;
MICHAEL A. VESTER; MINNESOTA SURETY AND
TRUST; CITY AND COUNTY OF DENVER,
COMMUNITY PLANNING AND DEVELOPMENT; and
PAUL D. LOPEZ AS PUBLIC TRUSTEE FOR CITY
AND COUNTY OF DENVER**

SUMMONS

Case No.: 2021CV032314, Div: 269

TO THE ABOVE-NAMED DEFENDANTS:

YOU ARE HEREBY SUMMONED and required to file with the Clerk of this Court an answer or other response to the attached Complaint. If service of the Summons and Complaint was made upon you within the State of Colorado, you are required to file your Answer or other response within twenty-one (21) days after service upon you. If service of the Summons and Complaint was made upon you, outside of the State of Colorado, you are required to file your Answer or other response within thirty-five (35) days after service upon you or if served by

publication pursuant to C.R.C.P. 4(g). If served by publication, service shall be complete on the day of the last publication. Pursuant to 28 U.S.C. § 2410(b), the time for filing an Answer or other response is extended to sixty (60) days for the United States. Your answer or counterclaim must be accompanied with the applicable filing fee. A copy of the Complaint may be obtained from the Clerk of the Court.

If you fail to file your Answer or other response to the Complaint in writing within the applicable time period, the Court may enter judgment by default against you for the relief demanded in the Complaint without further notice. This is an action affecting the real property described in the Complaint and is a proceeding *in rem* as well as a proceeding *in personam*.

Dated: July 21, 2021

ALTITUDE COMMUNITY LAW P.C.

Original signature of Kate M. Leason is on file with the law offices of Altitude Community Law P.C. pursuant to C.R.C.P. 121, §1-26(7).

Attorney: Kate M. Leason, Reg No. 41025

Jeffrey B. Smith, Reg No. 40490

Firm: Altitude Community Law P.C.

Address: 555 Zang Street, Suite 100

Lakewood, Colorado 80228-1011

Phone Number: 303.432.9999

E-mails: kleason@altitude.law

jsmith@altitude.law

Our File No.: 1267.0003

ATTORNEYS FOR PLAINTIFF Inca Row Condominium Association, Inc.

Address of Plaintiff:

Inca Row Condominium Association, Inc.

c/o Mastino Management

6205 S. Main St. Suite D-275

Aurora, CO 80016

First Publication: October 29, 2021

Last Publication: November 26, 2021

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale

No.2021-000045 To Whom It May Concern: On

8/16/2021 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: JAMES MATTESON Original

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCING

CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: NATIONSTAR

MORTGAGE LLC D/B/A MR. COOPER Date of Deed of

Trust (DOT): 5/17/2019 Recorded Date of DOT:

5/24/2019 Reception No.of DOT: 2019063792 DOT

Recorded in Denver County. Original Principal Amount of

Evidence of Debt: \$60,000.00 Outstanding Principal

Amount as of the date hereof: \$60,000.00 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 LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. 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 9995 EAST HARVARD AVE #M176, DENVER, CO 80231 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 December 16, 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:

10/22/2021 Last Publication: 11/19/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/28/2021 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: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO10299 EXHIBIT A Condominium Unit No. 176, Building M, Woodstream Falls, a Condominium in accordance with the Declaration Recorded on April 13, 1978 in Book 1638 at Page 526 and First Amendment to Condominium Declaration Recorded January 10, 1980 in Book 2086 at Page 176 and the Condominium Map Recorded on April 13, 1978 In Book 6 at Page 75 of the Records of the City and County of Denver and as amended by the Surveyor's Statement Recorded October 12, 1979 in Book 2028 at

Page 580, together with the exclusive right to use the following limited common elements: Parking Space 307, City and County of Denver, State of Colorado.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000042 To Whom It May Concern: On 8/12/2021 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: ALMA JEAN RIVERS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: REVERSE MORTGAGE SOLUTIONS, INC. Date of Deed of Trust (DOT): 5/28/2014 Recorded Date of DOT: 6/05/2014 Reception No.of DOT: 2014064702 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$429,000.00 Outstanding Principal Amount as of the date hereof: \$245,233.56 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 OCCUPY THE PROPERTY AS MORTGAGOR'S PRIMARY RESIDENCE AS REQUIRED UNDER SAID DEED OF TRUST AND THE 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: LOTS 35 AND 36, BLOCK 6, PARK HILL HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2847 BELLAIRE STREET, DENVER, CO 80207

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 December 9, 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: 10/15/2021 Last Publication: 11/12/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:9/21/2021 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: MCCARTHY HOLTHUS, LLP Denver Registration #: 24423 HOLLY R SHILLIDAY, 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 Phone #: 8773696122 Attorney File #: CO-21-891195-LL

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2021PR031491
In the Matter of the Estate of
ANNIE HARVEY, 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 state of Colorado, 1437 Bannock Street, Denver, CO, 80202 on or before four (4) months from the date of the first publication, or the claims may be forever barred.

WAYNE E. VADEN, Esq. (#21026)
Attorney for the Personal Representative
CITY PARK LAW GROUP, LLC
12075 E. 45th Avenue, Suite 100-B
Denver, CO80239
(303) 377-2933 Voice
(303) 377-2834 Facsimile
w.vaden@cityparklaw.com E-mail
First Publication: October 29, 2021
Second Publication: November 5, 2021
Third Publication: November 12, 2021
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000049 To Whom It May Concern: On 8/23/2021 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: CELESTIS RODGERS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PLUM CREEK FUNDING INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 11/10/2017 Recorded Date of DOT: 11/13/2017 Reception No.of DOT: 2017148552 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$355,000.00 Outstanding Principal Amount as of the date hereof: \$346,807.51

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 LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. 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 7, BLOCK 5, GREEN VALLEY RANCH FILING NO. 46, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5521 LIVERPOOL STREET, DENVER, CO 80249

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 December 16, 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: 10/22/2021 Last Publication: 11/19/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:9/28/2021 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: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO11036

DISTRICT COURT, JEFFERSON COUNTY,
COLORADO Court Address: 100 Jefferson County
Parkway, Golden, CO 80401

Plaintiff: CLUB CREST CONDOMINIUM
ASSOCIATION, INC., a Colorado non-profit corporation,
Defendants: JOHN BRIDGES; PENNYMAC LOAN
SERVICES, LLC; JERRY DITULLIO AS PUBLIC

TRUSTEE AND TREASURER FOR JEFFERSON
COUNTY; UNKNOWN TENANT(S) IN POSSESSION.

SUMMONS BY PUBLICATION

Case Number: 2021CV030901

THE PEOPLE OF THE STATE OF COLORADO
**TO THE ABOVE-NAMED DEFENDANT: JOHN
BRIDGES**

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 within 35 days after the service of this Summons upon you. Service of the 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.

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 for judicial foreclosure of an assessment lien in and to the real property situated in Jefferson County, Colorado, more particularly described on Exhibit A, attached hereto and by this reference made a part hereof.

Dated: October 7, 2021.

Attorneys for Plaintiff:
WINZENBURG, LEFF, PURVIS & PAYNE, L.L.P.
By: Wendy E. Weigler, #28419
8020 Shaffer Parkway, Suite 300

Littleton, CO 80127
Phone Number: (303) 863-1870

**This Summons is issued pursuant to Rule 4(h),
Colorado Rules of Civil Procedure
Exhibit A**

Condominium Unit 101, Building No. 7883, Allison Way,
Club Crest Condominium, in accordance the Declaration
recorded on November 19, 1981 at Reception No.
81084524, and any and all Amendments and
Supplements thereto, Jefferson County, Colorado
records, together with the Exclusive Right to use the
following Limited Common Elements, Parking Space
Number 14, County of Jefferson, State of Colorado.
Also known as: 7883 Allison Way, #101, Arvada, CO
80005.

First Publication: October 29, 2021
Last Publication: November 26, 2021
Published: Intermountain Jewish News

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 #
2004 GRAY INFINITY QX56-	803998
2000 WHITE SUBARU OUTBACK-	622849
2004 BLACK SATURN VUE-	897121
1992 TAN MERCEDES BENZ 190E-	910287
2003 SILVER HYUNDAI SONATA-	765580

Date of Publication: October 29, 2021
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
District Court, Jefferson County, Colorado
Case No. 21PR31292
In the Matter of the Estate of
STEVEN NEIL BROWN, 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 February
23, 2022, or the claims may be forever barred.

TETYANA BROWN
Personal Representative
25 Mesa Oak
Littleton, CO 80127

LEONARD BERENATO, Esq. Atty. Reg. #: 13693
Attorney for the Personal Representative
1626 Washington Street
Denver, CO80203
Telephone Number: (303) 831-1669
Fax Number:(303)832-4515
Email: lberenato@1626washingtonlaw.com
First Publication: October 29, 2021
Second Publication: November 5, 2021
Third Publication: November 12, 2021
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000048 To Whom It May Concern: On 8/16/2021 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: JORGE A MAGANA and CELIA AYALA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST FRANKLIN FINANCIAL CORP., AN OP. SUB. OF MLB&T CO., FSB, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FFC Date of Deed of Trust (DOT): 3/19/2007 Recorded Date of DOT: 4/02/2007 Reception No.of DOT: 2007051499 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$37,200.00 Outstanding Principal Amount as of the date hereof: \$37,096.40 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 THE DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: VIOLATIONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER

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: LOT 26, BLOCK 5, MONTBELLO NO 38, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 5201 ALTURA STREET, DENVER, CO 80239 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 December 16, 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: 10/22/2021 Last Publication: 11/19/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:9/28/2021 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: JANEWAY LAW FIRM, P.C. Denver Registration #: 15592 LYNN M JANEWAY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112 Attorney File #: 21-025467

NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Denver Probate Court

Case No. 2021PR031411

In the Matter of the Estate of

SIAOSI KOLOAMATANGI, also known as SIAOSI

FISIIMAILE KOLOAMATANGI, and SIAOSI F.

KOLOAMATANGI, 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 March 12, 2022, or the claims may be forever barred.

AURORA FUNGALEI
Personal Representative
2567 W. College Avenue
Denver, Colorado 80219

SUZANNA WASITO TIFTICKJIAN, Esq.

Atty. Reg. # 31092

Attorney for the Personal Representative

Susanna Wasito Tiftickjian, LLC

338 S. Williams Street

Denver, Colorado 80209

Phone Number: (303) 991-4676

E-mail: suzie@denverlegacylaw.com

First Publication: October 29, 2021

Second Publication: November 5, 2021

Third Publication: November 12, 2021

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale

No.2021-000053 To Whom It May Concern: On

8/26/2021 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: GLEN W STEVENS and GLEN W

STEVENS, TRUSTEE OF THE GLEN W. STEVENS

LIVING TRUST DATED FEBRUARY 12, 2014 Original

Beneficiary: MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS, INC. AS NOMINEE FOR

AMERICAN ADVISORS GROUP, ITS SUCCESSORS

AND ASSIGNS Current Holder of Evidence of Debt:

AMERICAN ADVISORS GROUP Date of Deed of Trust (DOT): 1/18/2016 Recorded Date of DOT: 2/01/2016 Reception No.of DOT: 2016012445 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$310,500.00 Outstanding Principal Amount as of the date hereof: \$122,189.21 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 THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO THE FOLLOWING: THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING 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 1328 S XAVIER STREET, 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 December 16, 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: 10/22/2021 Last Publication: 11/19/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:9/28/2021 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: JANEWAY LAW FIRM, P.C. Denver

Registration #: 15592 LYNN M JANEWAY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112
Attorney File #: 21-025753
SITUATE IN THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS: LOT 4, BLOCK 4, SHERIDAN SUNSET SUBDIVISION.
BEING THE SAME PROPERTY CONVEYED TO GLEN W. STEVENS, TRUSTEE OF THE GLEN W. STEVENS LIVING TRUST DATED FEBRUARY 12, 2014 BY DEED FROM GLEN W. STEVENS, RECORDED 02/20/2014 IN DEED 2014020310 IN THE OFFICE OF THE CLERK AND RECORDER OF DENVER COUNTY, COLORADO.