

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000072 To Whom It May Concern: On 9/09/2021 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: TODD A DUNSTON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR IDEAL HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER Date of Deed of Trust (DOT): 5/23/2017 Recorded Date of DOT: 6/01/2017 Reception No.of DOT: 2017071545 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$237,000.00 Outstanding Principal Amount as of the date hereof: \$225,393.71 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 25, BLOCK 6, THE VISTAS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 14391 E ELK DR., 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 January 6, 2022, 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: 11/12/2021 Last Publication: 12/10/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/20/2021 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 #: 34531 ALISON L BERRY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112 Phone #: 3037069990 Attorney File #: 20-024363

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2021-000075 To Whom It May Concern: On 9/09/2021 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: MARY B STITES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC Date of Deed of Trust (DOT): 1/14/2020 Recorded Date of DOT: 1/21/2020 Reception No.of DOT: 2020008350 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$435,000.00 Outstanding Principal Amount as of the date hereof: \$48,110.04 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: BORROWER'S FAILURE TO OCCUPY AND USE THE PROPERTY AS BORROWER(S)' PRINCIPAL RESIDENCE 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: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1050 S MONACO PARKWAY #65, DENVER, CO 80224 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 January 6, 2022, 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: 11/12/2021 Last Publication: 12/10/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/20/2021 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#: 34531 ALISON L BERRY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112 Phone #: 3037069990 Attorney File#: 21-025833

EXHIBIT A Exhibit A to the Security Instrument made on January 14, 2020, by **Mary B Stites** (“Borrower”) to **Mortgage Electronic Registration Systems, Inc. (“MERS”)** (“Beneficiary”). The Property is located in the county of **DENVER**, state of **Colorado**, described as follows:

Description of Property

Condominium Unit 65, One Thousand South Monaco, According to the Condominium Map recorded February 27, 1973, under reception no 20893, and as defined and described in the amended and restated condominium declaration recorded December 22, 2014, Under reception no 201415542, and January 13, 2015, Under reception no 2015004178 and any and all supplements thereto, City and County of Denver, State of Colorado

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000068 To Whom It May Concern: On 9/09/2021 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: SANTA FE INVESTMENT LLC Original Beneficiary: WELLS FARGO BANK, NATIONAL ASSOCIATION Current Holder of Evidence of Debt: WELLS FARGO BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/07/2014 Recorded Date of DOT: 2/10/2014 Reception No.of DOT: 2014015058 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$380,000.00 Outstanding Principal Amount as of the date hereof: \$305,308.51 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 COVENANTS OF SAID DEED OF TRUST HAVE BEEN**

VIOLATED AS FOLLOWS: FAILURE TO MAKE PAY THE INDEBTEDNESS WHEN THE SAME WERE DUE AND OWING, AND THE LEGAL HOLDER OF THE INDEBTEDNESS HAS 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 2361 S. RACE ST., DENVER, CO 80210

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.

THEFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 6, 2022, 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: 11/12/2021 Last Publication: 12/10/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/20/2021 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: VON GUNTEN LAW LLC Denver Registration #: 17096 DAVID VON GUNTEN ESQ., 2696 SOUTH COLORADO BLVD, SUITE 302, DENVER, CO 80222 Phone #: 303-504-0055 Fax #: 303-504-0044 Attorney File #: 2361 S. RACE ST.

Exhibit A

LOTS 31 AND 32, BLOCK 40, EVANSTON THIRD FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2021-000067 To Whom It May Concern: On 9/09/2021 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: RACE PROPERTY INVESTMENT LLC Original Beneficiary: WELLS FARGO BANK, NATIONAL ASSOCIATION Current Holder of Evidence of Debt: WELLS FARGO BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/07/2014 Recorded Date of DOT: 2/10/2014 Reception No. of DOT: 2014015092 DOT Recorded in Denver County. Original

Principal Amount of Evidence of Debt: \$400,000.00
Outstanding Principal Amount as of the date hereof: \$329,384.66 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 PAY THE INDEBTEDNESS WHEN THE SAME WERE DUE AND OWING, AND THE LEGAL HOLDER OF THE INDEBTEDNESS HAS 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 2347 S RACE ST #2351, DENVER, CO 80210
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 January 6, 2022, 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: 11/12/2021 Last Publication: 12/10/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/20/2021 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: VON GUNTEN LAW LLC Denver Registration #: 17096 DAVID VON GUNTEN ESQ., 2696 SOUTH COLORADO BLVD, SUITE 302, DENVER, CO 80222 Phone #: 303-504-0055 Fax #: 303-504-0044 Attorney File #: 2347 S RACE ST #2351

Exhibit A

LOTS 33, 34 AND 35, BLOCK 40, EVANSTON-3RD FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000058 To Whom It May Concern: On 9/02/2021 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: ROBERT W. JACKSON, AS SURVIVING JOINT TENANT OF THE

ESTATE OF ROBERTA J. JACKSON Original Beneficiary: FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF LEHMAN BROTHERS BANK, FSB Current Holder of Evidence of Debt: BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST Date of Deed of Trust (DOT): 5/21/2004 Recorded Date of DOT: 6/16/2004 Reception No.of DOT: 2004127594 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$379,500.00 Outstanding Principal Amount as of the date hereof: \$233,741.23 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, DEATH OF ALL NAMED MORTGAGORS 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 TWENTY THREE (23) AND TWENTY-FOUR (24), BLOCK 2, KIMBALL-KROFT SECOND FILING. CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1501 E AMHERST AVE., DENVER, CO 80210

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 30, 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: 11/05/2021 Last Publication: 12/03/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/12/2021 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 #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Attorney File #: CO-21-892309-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000055 To Whom It May Concern: On 8/31/2021 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: SUSAN MARIE SHERMAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FINANCE OF AMERICA REVERSE LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC Date of Deed of Trust (DOT): 9/19/2019 Recorded Date of DOT: 10/01/2019 Reception No.of DOT: 2019135735 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$510,000.00 Outstanding Principal Amount as of the date hereof: \$145,559.56 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 LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY THE DEBT IN FULL FOLLOWING THE DEATH OF THE BORROWER. 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 TWO (2), BLOCK THREE (3), MAR-LEE MANOR NO. THREE (3) CITY AND COUNTY OF DENVER AND STATE OF COLORADO. Which has the address of 1810 S VRAIN 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 December 30, 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: 11/05/2021 Last Publication: 12/03/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/12/2021 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 #: CO11066

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

**District Court, Arapahoe County, Colorado
Case No. 2021PR30490
In the Matter of the Estate of
SHARON COASH DECKER, 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 March 5, 2022, or the claims may be forever barred.

ROBERT J. HERCHER
Personal Representative
2679 W. Main St., Ste. 300-718
Littleton, CO 80120

ROBERT J. HERCHER, Esq. Atty. Reg. #: 44570
Attorney for the Personal Representative
2679 W. Main St., Ste. 300-718
Littleton, CO 80120
Phone Number:303-257-1321
E-mail: bob@rjhercher.com
First Publication: November 5, 2021
Second Publication: November 12, 2021
Third Publication: November 19, 2021
Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
Case No. 21C00833, Courtroom: 170**

Public Notice is given on 11-1-21 that a Petition for a Change of Name of a Minor Child has been filed with the Denver County Court.

The Petition requests that the name of LEOLANI JOVAUGHN ESSEX be changed to LEOLANI JOVAUGHN SANCHEZ-ESSEX.

Clerk of the Court/Deputy Clerk

First Publication: November 12, 2021
Second Publication: November 19, 2021
Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
Case No. 21C00834, Courtroom: 170**

Public Notice is given on 11-1-21 that a Petition for a Change of Name of a Minor Child has been filed with the Denver County Court.

The Petition requests that the name of LALEIGH JAE ESSEX be changed to LALEIGH JAE SANCHEZ-ESSEX.

Clerk of the Court/Deputy Clerk

First Publication: November 12, 2021
Second Publication: November 19, 2021
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF
COLORADO

CIVIL ACTION NO. 2021CV031468, Division/Courtroom 275

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

JASMINE PARK EAST CONDOMINIUM ASSOCIATION,
INC.,
Plaintiff,
v.

ALICE F. SHEWMAKER; QUICKEN LOANS, LLC;
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.; and PAUL D. LOPEZ AS THE CITY AND COUNTY OF
DENVER PUBLIC TRUSTEE, 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 6th day of January, 2022, at , the front steps on the City and County building located 1437 Bannock St., Denver, CO 80202, phone number 720-865-9556. At which sale, the above described real property and improvements thereon will be sold to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale.

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 \$10,616.83.

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 30, 2021, and C.R.S. 38-38-101 et seq. by Jasmine Park East Condominium Association, Inc., the holder and current owner of a lien recorded on August 8, 2020 at Reception No. 2020076957 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 Jasmine Park East Condominium Association, Inc. recorded on 04/21/1986 at 056694 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 Jasmine Park East

Condominium Association, Inc. against real property legal described as follows:

Condominium Unit 301. The Jasmine Park East Condominiums, in accordance with and subject to the Declaration of Covenants of The Jasmine Park East Condominiums recorded April 21, 1986 under Reception No. 56694, and the Map recorded April 21, 1986 under Reception No. 56695 in the records of the Clerk and Recorder of the City and County of Denver, State of Colorado, Together with the exclusive right to the use of Parking Space No. 8, City and County of Denver, State of Colorado.;
And also known as: 5955 E. 10th Ave., #301, Denver, CO 80220-4559

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 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 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 80228-1011, 303.432.9999.

Elias Diggins Sheriff Denver County
By: Eric Miller Deputy Sheriff Sergeant
Dated: October 13, 2021

First Publication: November 12, 2021

Last Publication: December 10, 2021

Published In: The Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000059 To Whom It May Concern: On 9/02/2021 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: JOSEPH LIBKEY Original Beneficiary: COST FUND 1, LLC Current Holder of Evidence of Debt: COST FUND 1, LLC Date of Deed of Trust (DOT): 2/09/2018 Recorded Date of DOT: 2/12/2018 Reception No.of DOT: 2018016411 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$374,000.00 Outstanding Principal Amount as of the date hereof: \$374,000.00 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 THAT WERE VIOLATED UNDER THE DEBT, THE DEED OF TRUST, OR BOTH, ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED ARE AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE. 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 1700 BASSETT ST #2119, DENVER, CO 80202

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 30, 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: 11/05/2021 Last Publication: 12/03/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/12/2021 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: BURNS WALL AND MUELLER PC Denver Registration #: 12217 ROBERT T. COSGROVE, BURNS, WALL AND MUELLER, P.C., 303 EAST 17TH AVENUE, SUITE 920, DENVER, COLORADO 80203 Phone #: 303-830-7000 Attorney File #: 1700 BASSETT ST. #2119 EXHIBIT A

Condominium Unit 2119, THE GLASS HOUSE, according to the Condominium Map recorded January 3, 2007, under Reception No. 2007000912, and as defined and described in the Master Declaration for The Glass House recorded January 3, 2007, under Reception No. 2007000913, and as defined and described in the Residential Condominium Declaration for The Glass House recorded January 3, 2007, under Reception No 2007000914, and Amendment to Condominium Map and Condominium Declaration recorded April 16,2007, under Reception No. 2007060798, all in the office of the Clerk and Recorder City and County of Denver, State of Colorado **Also Known As:** 1700 Bassett St #2119 Denver, Colorado 80202

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000057 To Whom It May Concern: On 9/02/2021 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: LARRY J. KLINGENBERG Original Beneficiary: URBAN FINANCIAL GROUP, INC. Current Holder of Evidence of Debt: BANK OF AMERICA, N.A. Date of Deed of Trust (DOT): 10/06/2006 Recorded Date of DOT: 10/27/2006 Reception No.of DOT: 2006171891 DOT Recorded in Denver County.

Original Principal Amount of Evidence of Debt: \$225,000.00 Outstanding Principal Amount as of the date hereof: \$147,280.65 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 TAX AND INSURANCE PAYMENTS 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: LOT 6, BLOCK 5, SOUTHLAWN GARDENS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2760 WEST WESLEY AVENUE, 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 30, 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: 11/05/2021 Last Publication: 12/03/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/12/2021 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-20-884855-LL

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at **Colorado Auto Recovery, INC.**, 281 E. 55th Ave, Denver CO 80216, 720-400-9995.

YEAR/MAKE/MODEL	VIN #
2005 SCION TC	045495
2005 HONDA ODYSSEY	030435
2006 NISSAN MURANO	409224
2010 SUBARU LEGACY	214557
2004 HONDA PILOT	550697
2007 CHRYSLER TOWN & COUNTRY	175160
2002 TOYOTA HIGHLANDER	059117
2006 BMW 6 SERIES	R49659
2014 MAZDA 3	153535
2015 HONDA CR-V	650150
2006 HONDA ACCORD	13280
2016 HYUNDAI TUCSON	052656
2009 CHEVY COBALT	141690
2004 TOYOTA SIENNA -	121908

Date of Publication: November 12, 2021
Published: Intermountain Jewish News

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

**District Court, Adams County
Case No. 2021PR31016**

In the Matter of the Estate of

**BETH ILENE MCCARTEE a/k/a BETH I. MCCARTEE a/k/a
BETH MCCARTEE, 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 Adams County, Colorado on or before January 17, 2022, or the claims may be forever barred.

**BENJAMIN MICHAEL MCCARTEE a/k/a BENJAMIN M.
MCCARTEE**
Personal Representative
C/O Gantenbein Law Firm, LLC
1760 Gaylord Street
Denver, CO80206

CHRISTOPHER TURNER, Esq. #43245
Attorney for the Personal Representative
GANTENBEIN LAW FIRM LLC
1760 Gaylord Street
Denver, CO80206
Phone: 303-618-2212
Fax: 720-442-8051
Email: christopher@gtantenbeinlaw.com
First Publication: November 12, 2021
Second Publication: November 19, 2021
Third Publication: November 26, 2021
Published: Intermountain Jewish News

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

**District Court County of Arapahoe
Case No. 2021PR30841
In the Matter of the Estate of
INA MARIE CARLTON, 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 March 5, 2022, or the claims may be forever barred.

ALBERT JAMES CARLTON
Personal Representative
c/o Miller & Law, PC

1900 W. Littleton Boulevard
Littleton, CO80120
ROBERT H. MILLER, Esq. Atty. Reg. #: 9860
BRITTANY D. REINKE, Esq. Atty. Reg. #: 53569
Attorneys for the Personal Representative
Miller & Law, P.C.
1900 W. Littleton Boulevard
Littleton, CO 80120
Phone Number: 303-722-6500
FAX Number: 303-722-9270
Emails: rhm@millerandlaw.com,
bdr@millerandlaw.com
First Publication: November 5, 2021
Second Publication: November 12, 2021
Third Publication: November 19, 2021
Published: Intermountain Jewish News

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

Notice of Sale

The following individuals are hereby notified that their vehicles are to be sold at **DANNY BOYS TOWING, LLC**, (PUC#-T-04720) Address: 5190 Marshall St., Arvada CO 80002. Phone: 720-234-9604.

Year/Make/Model	Vin
2014 Ford SD	237090

Date of Publication: November 12, 2021

Published: Intermountain Jewish News

**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
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
First Publication: October 29, 2021
Second Publication: November 5, 2021
Third Publication: November 12, 2021
Published: Intermountain Jewish News

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
egarding: 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 3/04/2010at 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
Last Publication: November 12, 2021
Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
Case No. 21C00643, Courtroom: 170**

Public Notice is given on 11-5-21 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 DAVID JORDAN LEUE be changed to DAVID JORDAN.

Clerk of the Court/Deputy Clerk

First Publication: November 12, 2021

Second Publication: November 19, 2021

Third Publication: November 26, 2021

Published: Intermountain Jewish News

**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 OF PETITION FOR CHANGE OF NAME
Case No. 21C00790, Courtroom: 170**

Public Notice is given on 10-11-21 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 MARTIN SANCHEZ RODRIGUEZ JR. be changed to JR. MARTIN SANCHEZ RODRIGUEZ.

Clerk of the Court/Deputy Clerk
First Publication: November 12, 2021
Second Publication: November 19, 2021
Third Publication: November 26, 2021
Published: Intermountain Jewish News

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 TO CREDITORS BY PUBLICATION PURSUANT
TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2021PR31287
In the Matter of the Estate of
BERNARD A. NAIMAN, 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.

MARC S. NAIMAN, ROBERT L. NAIMAN & NANCY N.
KAUFMAN
Co-Personal Representatives
c/o Steven M. Weiser, Esq.
Foster Graham Milstein & Calisher, LLP

360 S. Garfield St., 6th Floor
Denver, Colorado 80209
(303) 329-9810

STEVEN M. WEISER, Esq. Atty. Reg. #: 27535
Attorney for the Personal Representative
Foster Graham Milstein & Calisher, LLP
360 S. Garfield Street, 6th Floor
Denver, Colorado 80209
Phone Number: 303-333-9810
FAX NUmber: 303-333-9786
E-mail: sweiser@fostergraham.com
First Publication: November 5, 2021
Second Publication: November 12, 2021
Third Publication: November 19, 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

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 OF SALE

The following individuals are hereby notified that their vehicles are to be sold at **Reliant Towing and Recovery**. Abandoned vehicle sale: Address: 1409 N. Laredo Street, Aurora, CO, 80011, Phone: (719) 600-8269.

YEAR/MAKE/MODEL	VIN
2002 FORD EXPLORER	C86099
2007 NISSAN ALTIMA	490439

Date of Publication: November 12, 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 #
1996 SILVER JEEP GRAND CHEROKEE	374698
2006 RED SATURN ION	159590
2001 BLACK HONDA ACCORD	029402
2005 SILVER V.W. JETTA	627322
2008 BLUE SATURN VUE	587444

Date of Publication: November 12, 2021
Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Wyatt's, Lone Star, Boulder Valley Towing, and Klaus' Towing abandoned vehicle sale: Address: 5130 Brighton Boulevard, Denver, CO 80216, Phone: (303) 777-2448. **Sale Date: **11/12/2021**:

STOCK YEAR	MAKE/MODEL	VIN
224742 2000	Acura 3.2 TL	010883
225403 2000	Alfa Gold	NONE
225019 1999	Audi A4 1.8T Quattro	265888
225107 2006	Audi A3	003410
224579 2009	BMW 328i SULEV	436082
225203 2004	Buick Park Avenue	128160
225330 2004	Buick Rendezvous CX/CXL	596958
224599 2006	Chevrolet Cobalt	LS748101
224629 2007	Chevrolet C1500 Suburban	213764
224681 1992	Chevrolet S10	106942
224687 1998	Chevrolet Blazer	208817

224721 2003	Chevrolet Tahoe C1500 266912	224943 2003	GMC Yukon Denali XL 119106
224835 2002	Chevrolet Blazer 100806	225423 2000	Honda Accord EX 005203
224876 2017	Chevrolet Malibu LS143369	224693 2006	Hyundai Sonata GLS/LX 134264
225017 2005	Chevrolet Impala LS235423	225024 2011	Hyundai Elantra GLS/Limited
225034 2002	Chevrolet Express G2500 239328	044626	
225193 2007	Chevrolet Equinox LS 223781	224904 2006	Jeep Liberty Limited 164515
225342 2008	Chevrolet Impala 147418	224910 1997	Jeep Grand Cherokee Laredo/TSI
224816 2014	Chrysler 200 LX 143183	578871	
224890 1999	Dodge Ram 1500 124585	224978 2002	Jeep Wrangler SE/TJ SE 715643
225016 1974	Dodge Sportsman motor home V00327	224833 2009	Kia Rio/LX/SX 560205
225442 2010	Dodge Caliber SXT 618344	225472 2003	Kia Sorento EX/LX 131761
225484 2005	Dodge Grand Caravan SE 327353	224715 2002	Nissan Maxima GLE/GXE/SE
		415746	
224718 2003	Ford Escape XLT B89673	224728 2015	Nissan Altima 2.5/S/SV/SL 860821
224720 2009	Ford Focus SES 197527	224986 2009	Nissan Maxima S/SV 828681
224739 2009	Ford Escape XLT B93221	224994 2005	Nissan Murano SE/SL/S 413288
224787 2016	Ford Fusion S 224113	225131 2014	Nissan Versa Note S/SPLUS/SV/SL
224885 1997	Ford Escort LX 113710	422483	
224896 2010	Ford Fusion Hybrid 283206	225291 2002	Nissan Maxima GLE/SE 323529
224907 2002	Ford Escape XLT D11352	225450 1985	Nissan 720 043703
224902 2006	Ford E350 Super Duty B30299	224900 1996	Oldsmobile LSS 850423
225208 2001	Ford Escape XLS A03542	225010 1991	Plymouth Acclaim LE 574212
225533 1995	Geo Prizm LSI 080666	224683 2007	Pontiac Grand Prix 204748
224244 2009	GMC Sierra K1500 228896		
224738 2002	GMC C-SERIES C7H042 901079		
224743 2005	GMC Envoy XL 162152		

225009 2009	Pontiac G6	150483	
225184 2006	Scion TC	109817	
224679 2009	Subaru Outback 2.5i	640750	
225011 1997	Subaru Legacy	Outback/Limited	
624947			
225443 2003	Subaru Legacy	Outback	AWP
633241			
225518 2001	Subaru Forester S	747323	
224598 2006	Toyota Corolla CE/LE	087994	
225082 1996	Toyota Camry LE/XLE/SE	118393	
225410 1991	Toyota Corolla DLX	486407	
224704 2000	Trailer Trailer	NO VIN	
225534 1994	Trailer Trailer utility	A52282	
224732 2010	Unknown Single Axle Utility Trailer		
XXX			
225404 2010	Unknown Single Axle Equipment		
Trailer XXX			
224634 2001	Volkswagen Jetta	046985	
225285 1990	Volkswagen Cabriolet	008270	
224745 2005	Volvo S80 2.5T	395224	
224747 2003	Volvo S60 2.4T	283345	
224804 2004	Volvo S60 2.5T	365719	
225223 2009	Volvo S80 T6	087808	
225541 2008	Volvo S60 2.5T	670254	

Date of Publication: November 12, 2021
 Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Klaus' Towing abandoned vehicle sale: Address: 3880 Wabash Street, Colorado Springs, Colorado, 80906, Phone: (719) 391-0600. **Sale Date: **11/12/2021**:

STOCKYEAR	MAKE/MODEL	VIN
224607 1997	Audi A6	027943
225538 2011	Audi A4	051208
225023 2001	BMW 525	X21857
224600 2011	Buick Regal	006823
225151 2000	Buick LeSabre	104317
224596 2001	Chevrolet Impala	229313
225125 1998	Chevrolet Tahoe	12108
224663 1995	Chevrolet K1500	131827
225412 1997	Chevrolet 2500	077721
224953 2001	Chevrolet Blazer	132017
225412 1997	Chevrolet Express	077721
224725 2002	Dodge Dakota	545721
224744 2006	Dodge Magnum	442548
224881 2001	Dodge Intrepid	604752
225014 1996	Dodge Grand Caravan	297174
225537 2004	Ford Crown Victoria	156859
225278 2007	Ford Focus	229776
225550 1995	Ford Taurus	109250
224597 2003	Honda CR-V	035446
224811 1995	Honda Accord	008726
224582 1998	Infiniti QX4	026170
224903 1997	Jeep Grand Cherokee	672855
225376 2010	Jeep Compass Sport	631867
224296 2007	Jeep Liberty	604917
225037 2012	Kia Rio	044602
225418 2001	Kia Rio	064612
224751 2012	Mazda 3	692258

225401 1989 Mercury Grand Marquis 682532
Date of Publication: November 12, 2021
Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **DEN Towing Specialists, LLC**, abandoned vehicle sale: Address: 9339 E. 96th Ave, Henderson, CO 80640, Phone: 303-859-5522.

YEAR/MAKE/MODEL VIN

2003 PORSCHE BOXSTER 621310
2020 BIG TEX 25GN-35BK+5MR 062805
1965 FORD MUSTANG 226523
2002 BMW 530I H85806
1995 COLEMAN RIO GRANDE 267759

Date of Publication: November 12, 2021
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT
TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2021PR391
In the Matter of the Estate of
MAX SOLOMON LEWIS, 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.

MARK LEWIS
Personal Representative
1175 Fillmore St.

Denver, CO80206
(720) 487-3190
E-mail: arklewis@hotmail.com
First Publication: November 5, 2021
Second Publication: November 12, 2021
Third Publication: November 19, 2021
Published: Intermountain Jewish News

DISTRICT COURT, ADAMS COUNTY, COLORADO
Court Address: 1100 Judicial Center Dr., Brighton, CO 80601
Plaintiff: FIRST CREEK FARM CONDOMINIUMS ASSOCIATION, a Colorado non-profit corporation,
Defendants: SHAWN M. BAKER; PRIMARY RESIDENTIAL MORTGAGE, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; COLORADO HOUSING AND FINANCE AUTHORITY; LISA CULPEPPER AS PUBLIC TRUSTEE AND TREASURER FOR ADAMS COUNTY; UNKNOWN TENANT(S) IN POSSESSION.

Case Number: 2021CV030931

SUMMONS BY PUBLICATION

THE PEOPLE OF THE STATE OF COLORADO
TO THE ABOVE NAMED DEFENDANT: SHAWN M. BAKER
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 Adams County, Colorado, more particularly described on Exhibit A, attached hereto and by this reference made a part hereof.

Dated: October 8, 2021.

WINZENBURG, LEFF, PURVIS & PAYNE, L.L.P.

By: Wendy E. Weigler, #28419

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

Exhibit A

Condominium Unit R-5-204, First Creek Farm Condominiums Amendment No. 2 recorded on September 2, 2003 at Reception No. C1202343, and as defined and described in the Amended and Restated Declaration for First Creek Farm Condominiums recorded October 29, 2015 at Reception No. 2015000090905, and any and all Amendments and Supplements thereto, in the Office of the County Clerk and Recorder, County of Adams, State of Colorado.

Also known as: 5714 N. Gibraltar Way, #5-204, Aurora, CO 80019.

Attorneys for Plaintiff:

WINZENBURG, LEFF, PURVIS & PAYNE, LLP

Wendy E. Weigler, #28419

Address: 8020 Shaffer Parkway, Suite 300

Littleton, CO 80127

Phone Number: (303) 863-1870

First Publication: November 5, 2021

Last Publication: December 3, 2021

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000052 To Whom It May Concern: On 8/30/2021 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: 2545 CHAMPA, LLC Original Beneficiary: ZEPHYR INVESTMENTS, LLC Current Holder of Evidence of Debt: ZEPHYR INVESTMENTS, LLC Date of Deed of Trust (DOT): 1/21/2020 Recorded Date of DOT: 1/30/2020 Reception No.of DOT: 2020013115 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$377,725.47 Outstanding Principal Amount as of the date hereof: \$377,725.47 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 AS FOLLOWS: FAILURE TO PAY INSTALLMENTS OF PRINCIPAL AND INTEREST, AND FAILURE TO PAY REAL PROPERTY TAXES, TOGETHER WITH 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: LOTS 27, 28, AND 29, BLOCK 117, SHAFFENBURG'S ADDITION TO THE CITY OF DENVER, ACCORDING TO THE PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

(ALSO KNOWN AS): 2545 CHAMPA STREET, DENVER, COLORADO 80250 Which has the address of 2545 CHAMPA STREET, DENVER, COLORADO 80250

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 30, 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: 11/05/2021 Last Publication: 12/03/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/12/2021 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: BROWN DUNNING WALKER FEIN PC Denver Registration #: 10429 DOUGLAS BROWN, 2000 SOUTH COLORADO BLVD., TOWER 2, SUITE 700, DENVER, CO 80222 Phone #: 303-329-3363 Fax #: 303-393-8438 Attorney File #: 4846-001

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 80112Attorney 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.

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

**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
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

**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

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT
TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2021PR031222
In the Matter of the Estate of
BETTY A. JOHNSON, 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.

ROGER L. JOHNSON, Jr.
Personal Representative
c/o Miller & Law, PC
1900 W. Littleton Boulevard
Littleton, CO80120

ROBERT H. MILLER, Esq. Atty. Reg. #: 9860
BRITTANY D. REINKE, Esq. Atty. Reg. #: 53569
Attorneys for the Personal Representative
Miller & Law, P.C.
1900 W. Littleton Boulevard
Littleton, CO 80120
Phone Number: 303-722-6500
FAX Number: 303-722-9270
Emails: rhm@millerandlaw.com,
bdr@millerandlaw.com
First Publication: November 5, 2021
Second Publication: November 12, 2021
Third Publication: November 19, 2021
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT
TO §15-12-801, C.R.S.
Summit County, Colorado
Case No. 21PR30051, Division K
In the Matter of the Estate of
LARRY C. FULTON, 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 Summit County, Colorado on or before March 5, 2022, or the claims may be forever barred.

SALLIE S. BRAY
Personal Representative
14218 N. Bright Angel Trail
Marana, AZ 85658

JOHN T. SNOW, Esq. Atty. Reg. #: 34957
JAMES C. HACKSTAFF, Esq. Atty. Reg. #: 13262
CIARA N. KIMMINAU, Esq. Atty. Reg. #: 53932
Attorneys for the Personal Representative
Hackstaff, Snow, Atkinson & Griess, LLC
5105 DTC Parkway, Ste. 312
Greenwood Village, CO 80111
Phone Number: 303-534-4317
FAX Number: 303-534-4309
E-mails: js@hsaglaw.com, jh@hsaglaw.com,
ck@hsaglaw.com

First Publication: November 5, 2021
Second Publication: November 12, 2021
Third Publication: November 19, 2021
Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No.2021-000062 To Whom It May Concern: On 9/09/2021 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: KATHYREN C. BACHELLER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CHERRY CREEK MORTGAGE CO., INC. Date of Deed of Trust (DOT): 6/14/2017 Recorded Date of

DOT: 6/22/2017 Reception No.of DOT: 2017082194 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$556,500.00 Outstanding Principal Amount as of the date hereof: \$228,171.38 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: 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: LOT 11, BLOCK 1 OF PARK FOREST FILING NO. 2 IN THE CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 664 S GALENA STREET, DENVER, CO 80247 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 January 6, 2022, 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: 11/12/2021 Last Publication: 12/10/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/20/2021 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 #: 21-025852

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000071 To Whom It May Concern: On 9/09/2021 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: SELENA M COBURN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LONGBRIDGE FINANCIAL, LLC Date of

Deed of Trust (DOT): 3/20/2020 Recorded Date of DOT: 3/27/2020 Reception No.of DOT: 2020043945 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$568,500.00 Outstanding Principal Amount as of the date hereof: \$238,603.80 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: LOT 20, BLOCK 2, HONEYMOON MANOR, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3601 NIAGARA 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 January 6, 2022, 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: 11/12/2021 Last Publication: 12/10/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/20/2021 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 #: 34531 ALISON L BERRY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112 Phone #: 3037069990 Attorney File #: 21-025776

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 21C00918, Courtroom: 186

Public Notice is given on 11/2/21 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 AZANIAH JORDON PEREZ be changed to AZANIAH

JORDON ROSES-PEREZ.
Clerk of the Court/Deputy Clerk
First Publication: November 5, 2021
Second Publication: November 12, 2021
Third Publication: November 19, 2021
Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 21C00927, Courtroom: 186

Notice to: CHRISTIAN SMITH, non-custodial parent.
Notice is given that a hearing is scheduled as follows:
Date: Friday , November 19, 2021
Time: 10:45 a.m.
Location: 1437 Bannock St., Ctrm. 187, Denver, CO 80202
for the purpose of requesting a change of name for SASHA SIAHNA SMITH
At this hearing the Court may enter an order changing the name of the minor child.
To support or vice objection to the proposed name change, you must appear at the hearing.
Date: 10/14/21.
SINYTE FREEMAN
Parent/Petitioner for Minor Child: SASHA SIAHNA FREEMAN
4200 Genoa St., Denver, CO80249
First Publication: November 5, 2021
Second Publication: November 12, 2021
Third Publication: November 19, 2021
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000073 To Whom It May Concern: On 9/09/2021 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: DIANA K. POPIEL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR QUICKEN LOANS INC. Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. Date of Deed of Trust (DOT): 8/04/2017 Recorded Date of DOT: 8/07/2017 Reception No.of DOT: 2017103134 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$182,841.00 Outstanding Principal Amount as of the date hereof: \$176,873.43 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 PRINCIPAL AND INTEREST WHEN DUE 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 9300 E CENTER AVE, APT, 12B, DENVER, CO 80247-1442 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 January 6, 2022, 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: 11/12/2021 Last Publication: 12/10/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/20/2021 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: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration#: 51978 ANNA JOHNSTON, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File#: 00000009301771
Legal Description PARCEL 1: An undivided 1/72nd interest in and to Block 19, Windsor Gardens East Filing No.2 subject to easements of record. PARCEL 2: All of

that space or area which lies between the ceiling and the floor, and the walls of Apartment No. 12-B (for convenient reference numbered as Unit No. 1052), in Building No. 57, now hereafter constructed in said Block, said Building located substantially as shown on the Area Plat Plan thereof filed of record in the Office of the Clerk and Recorder of the City and County of Denver, Colorado on the 25th day of August, 1967 in Condominium Plat Book 1 at Page 66. PARCEL 3: An undivided 1/48th interest in and to the apartment building, equipment therein installed and appurtenant thereto within which the above described space or area is located. Together with the exclusive right to use and occupy Parking Stall No. 254 in Parking Lot No. P-20 in said Block, located substantially as shown on the area plat plan referred to above. City and County of Denver, State of Colorado

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000070 To Whom It May Concern: On 9/09/2021 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: JON RAYMOND ILK, AKA JON R. ILK 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): 4/14/2017 Recorded Date of DOT: 4/19/2017 Reception No.of DOT: 2017051971 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$678,000.00 Outstanding Principal Amount as of the date

hereof: \$298,088.28 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: 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 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: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1924 S MADISON STREET, DENVER, CO 80210

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 January 6, 2022, 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: 11/12/2021 Last Publication: 12/10/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:10/20/2021 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 #: 40042 DAVID R DOUGHTY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112 Phone #: 3037069990 Attorney File #: 21-025781

Legal Description

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY & COUNTY OF DENVER, STATE OF COLORADO; SOUTH 10 FEET OF LOT 5, ALL OF THE LOTS 6 AND 7 AND NORTH 15 FEET OF LOT 8 BLOCK 13, UNIVERSITY PARK, AMENED MAP BEING THE SAME PROPERTY CONVEYED TO JON RAYMOND ILK AKA JON R. ILK, INDIVIDUALLY BY DEED FROM JON RAYMOND ILK AKA JON R. ILK AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MILDRED K. ILK AKA MILDRED KINGSLEY ILK, DECEASED RECORDED 06/03/2013 IN

DEED 2013078842, IN THE OFFICE OF THE CLERK AND RECORDER OF DENVER COUNTY, COLORADO.
APN: 0525104008000