

**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

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**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  
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**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  
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**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 TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2021PR031375  
In the Matter of the Estate of  
ARDENE WANDA YEARGAN, a/k/a ARDENE W.  
YEARGAN, a/k/a ARDENE YEARGAN, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado on or before February 22, 2022, or the claims may be forever barred.

BRENDA ERNST  
Personal Representative  
6420 Golf View Place  
Sioux City, IA 51106

MICHAEL A. SMEENK, Esq. Atty. Reg. #: 38921  
Attorney for the Personal Representative  
Frascona, Joiner, Goodman & Greenstein, P.C.  
4750 Table Mesa Drive  
Boulder, CO80305-5541  
Phone Number:(303) 494-3000

FAX Number: (303) 494-6309  
E-mail: mike@frascona.com  
First Publication: October 22, 2021  
Second Publication: October 29, 2021  
Third Publication: November 5, 2021  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2021PR31390  
In the Matter of the Estate of  
CLAUDETTE MARIE JONES aka CLAUDETTE M. JONES  
aka CLAUDETTE JONES, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado on or before February 23, 2022, or the claims may be forever barred.

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

JOHN A. BERMAN, Reg. No. 6695  
Attorney for the Personal Representative  
1737 Gaylord Street  
Denver, Colorado 80206  
(303)832-7645 phone  
(303)832-1188 fax  
jab@jaberman.com email  
First Publication: October 22, 2021  
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**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  
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**PUBLIC NOTICE**  
DENVER NOTICE OF SALE Public Trustee Sale No.2021-000041 To Whom It May Concern: On 8/09/2021 the undersigned Public Trustee caused the Notice of Election and

Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: STACEY L MORA and CARLOS J GOMEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS SUCCESSOR TO JPMORGAN CHASE BANK N. A. AS INDENTURE TRUSTEE ON BEHALF OF THE HOLDERS OF TERWIN MORTGAGE TRUST 2005-9HGS, ASSET-BACKED SECURITIES, TMTS SERIES 2005-9HGS Date of Deed of Trust (DOT): 4/22/2005 Recorded Date of DOT: 5/12/2005 Reception No.of DOT: 2005078852 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$35,000.00 Outstanding Principal Amount as of the date hereof: \$31,022.12 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: VIOLATIONS INCLUDING, BUT NOT LIMITED TO, FAILURE TO MAKE FULL PAYMENT OF ALL PRINCIPAL, INTEREST AND OTHER CHARGES AT THE MATURITY DATE AS REQUIRED BY THE DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 2, BLOCK 3, GREEN VALLEY RANCH FILING NO. 43, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4049 ARGONNE, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of December 9, 2021, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's, Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/15/2021 Last Publication: 11/12/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:9/21/2021 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver



Registration #: 15592 LYNN M JANEWAY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112 Attorney File #: 21-025465

**NOTICE OF SALE**

The following individuals are hereby notified that their vehicles are to be sold at **A - A TOWING, INC.** abandoned vehicle sale: Address: 314 S. Santa Fe Ave., Fountain, CO 80817, Phone: (719) 382-7741.

**YEAR/MAKE/MODEL VIN**

1992 JEEP WRANGLER 560057  
Date of Publication: November 5, 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  
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DISTRICT COURT, Denver COUNTY, STATE OF  
COLORADO  
CIVIL ACTION NO. 2021CV030501 DIVISION NO. 280

**NOTICE OF SHERIFF'S SALE**

Plaintiff, Trails At Parkfield Lake Condominium Association  
v.

Defendants, MARQUITA C BRISTER; MICHAEL S STEWART; WELLS FARGO BANK, N.A.; DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE; DENVER COUNTY PUBLIC TRUSTEE, as DENVER Public Trustee regarding: Condominium Unit No. 218, Building No. 2, The Trails at Parkfield Lake, as defined and described In the Condominium Declaration of The Trails at Parkfield Lake, recorded on August 12, 2002 at Reception No. 2002139960, in the Office of the Clerk and Recorder of the City and County of Denver, and according to the Condominium Map of the Trails at Parkfield Lake, recorded on November 10, 2003 at Reception No. 2003235757 in said records, Together with the exclusive right to use Parking Space No. 218, City and County of Denver, State of Colorado

Also known as: 5255 Memphis St #218, Denver, CO 80239  
TO THE ABOVE NAMED DEFENDANTS, Please take notice:  
You and each of you are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the Civil Division of the Sheriff's Office of Denver County, Colorado at the front steps of the City and County building located at 1437 Bannock St. ., on the 9th day of December 2021, at 10:00 AM ; phone number for the Denver Sheriff Civil Division is 720-865-9556. At which sale, the above described real property and improvements thereon will be sold to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale.

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

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

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

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

RE: Sheriff's Sale of Real Property pursuant to Order and Decree of Foreclosure and C.R.S. 38-38-101 et seq.  
This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to a Court Order and Decree dated August 2nd 2021, and C.R.S. 38-38-101 et seq., by Trails At Parkfield Lake

Condominium Association, the current holder of a lien recorded on March 28, 2017 at Rec. No. 2017040271, in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The judicial foreclosure is based on a default under the Declaration of Covenants, Conditions, and Restrictions of Trails At Parkfield Lake Condominium Association, recorded on 3/04/2010 at Reception No. 2010025296 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The Declaration and notices, as recorded, establish a lien for the benefit of Trails At Parkfield Lake Condominium Association, **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS.**

You may have an interest in the real property being affected, or have certain rights or suffer certain liabilities or loss of your interest in the subject property as a result of said foreclosure. You may have the right to redeem the real property or you may have the right to cure a default under the instrument being foreclosed. Any Notice of Intent to Cure must be filed no later than fifteen (15) calendar days prior to the date of the foreclosure sale

Further, you are advised that the parties liable thereon, the owner of the property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto.

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

the applicable statutes and laws in order to determine the requisite procedures and provisions which control your rights in the subject property.

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

Elias Diggins

Sheriff of Denver County, Colorado

By: Eric Miller Deputy Sheriff Sergeant

ATTORNEY FOR THE PLAINTIFF:

ORTEN CAVANAGH HOLMES & HUNT, LLC

1445 Market Street, Suite 350

Denver, CO 80202

First Publication: October 15, 2021

Last 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. 2021PR31311**

**In the Matter of the Estate of  
WILLIAM EUGENE FELT a/k/a WILLIAM E. FELT,  
Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado on or before December 24, 2021, or the claims may be forever barred.

CAREY J. FELT  
Personal Representative  
C/O Gantenbein Law Firm  
1760 Gaylord Street  
Denver, CO 80206

CHRISTOPHER TURNER, #43245  
Attorney for the Personal Representative  
GANTENBEIN LAW FIRM LLC  
1760 Gaylord Street  
Denver, CO80206  
Phone: 303-618-2122; Fax: 720-442-8051  
Email: christopher@gantenbeinlaw.com  
First Publication: October 22, 2021  
Second Publication: October 29, 2021  
Third Publication: November 5, 2021  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2021PR31439**

**In the Matter of the Estate of  
DAVID H. BAKER, a/k/a DAVID HAROLD BAKER, and a/k/a  
DAVID BAKER, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado on or before February 23, 2022, or the claims may be forever barred.

LORNEL A. BAKER  
Personal Representative  
c/o GREGORY T. DENSEN  
Sherman & Howard L.L.C.  
633 Seventeenth Street, Ste. 3000  
Denver, CO80202

GREGORY T. DENSEN, Esq. Atty. Reg. #: 29874  
Attorney for the Personal Representative

Sherman & Howard L.L.C.  
633 Seventeenth Street, Ste. 3000  
Denver, Colorado 80202  
Phone Number:(303) 299-8314  
FAX Number:(303) 298-0940  
E-mail: gdensen@shermanhoward.com  
First Publication: October 22, 2021  
Second Publication: October 29, 2021  
Third Publication: November 5, 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. 2021PR031345**

**In the Matter of the Estate of  
HOWARD G. ROSENBERG a/k/a HOWARD GILBERT  
ROSENBERG a/k/a HOWARD ROSENBERG, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado on or before February 28, 2022, or the claims may be forever barred.

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

JAY H. CHAPMAN, Esq. Atty. Reg. #: 00645  
Attorney for the Personal Representative  
Chapman & Roth, LLC  
1355 S. Colorado Blvd., Suite 600  
Denver, CO 80222  
Phone Number:303-759-4004  
FAX Number: 303-757-0231  
E-mail: jay@chapmanroth.com  
First Publication: October 22, 2021  
Second Publication: October 29, 2021  
Third Publication: November 5, 2021  
Published: Intermountain Jewish News

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 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: **11/05/2021**:

STOCK YEAR	MAKE/MODEL	VIN
224275 2006	Acura TSX	030545
223889 2003	Audi A4	301078
224085 2005	Audi A6 3.2 Quattro	094569
224451 2002	BMW 540i	N87189
224051 1998	Buick Century Limited	504661
223742 2002	Chevrolet Cavalier/Cavalier	CNG 395402
223884 2006	Chevrolet Trailblazer LS/LT	183932
223894 2008	Chevrolet Silverado	K2500HD 155579
224025 1996	Chevrolet Tahoe K1500	323206
224040 2000	Chevrolet Express G2500	243413
224208 2011	Chevrolet Impala LT	122511
224271 2003	Chevrolet Silverado C1500	116915
224489 2000	Chevrolet Tracker	907463
224544 2001	Chevrolet Express G3500	163578
224572 2005	Chevrolet Astro Van	125552
224319 2013	Dodge Journey SE	722560
224352 1999	Dodge Ram 1500	149486
224565 1972	Dodge D100/D150 Pickup	2WD 518693
223583 2005	Ford F150	A18813

223720 1999	Ford Econoline	E350 SD Van
		C33524
223728 1998	Ford Expedition	B52105
223819 2012	Ford Fusion SE	131487
223860 2007	Ford Taurus SE	109100
223939 2012	Ford F150	A95800
223972 1999	Ford Expedition	A12347
224286 2003	Ford Focus ZX3	163806
224385 2004	Ford Focus ZTW	112927
224580 2013	Ford Taurus SEL	190909
224592 1989	Ford F150	B36843
224525 1993	Geo Prizm LSI	012168
224315 2002	GMC Envoy	297818
223716 2006	Honda Civic LX	010296
223729 1997	Honda Shadow	100085
223739 2001	Honda Accord EX	029664
223792 2000	Honda Accord SE	093138
224038 2004	Honda Accord LX	086318
224061 1997	Honda Civic DX	012861
224402 2006	Honda Odyssey EXL	415218
223848 2015	Hyundai Tucson SE/LTD	075670
224371 2010	Hyundai Sonata GLS	594718
224588 2009	Hyundai Elantra GLS/SE	656506
224587 2003	Hyundai Santa Fe GLS/LX	408645
223901 2004	Infiniti FX35	210035
223640 2006	Jeep Liberty Sport	192324
223991 2007	Jeep Grand Cherokee	LAR/COL/FR 575297
224366 2010	Jeep Patriot Sport	507142
223806 2002	Mazda B4000 CAB PLUS	M20776
223778 2000	Mercedes-Benz ML320	147222
223892 2000	Mitsubishi Eclipse RS	039828

223888 2001 006160	Mitsubishi Eclipse Spyder GT
223661 2009	Nissan Rogue S/SL 052000
224114 2005	Nissan Altima 255153
224117 2008	Nissan Xterra 529499
224584 2001	Nissan Maxima 317635
224591 2008	Nissan Maxima SE/SL 823829
224339 2003	Subaru Legacy 205232
224484 2003	Subaru Forester 2.5X 712188
223592 2007 201271	Suzuki Grand Vitara Luxury
224174 1999	Suzuki GZ250 102444
223626 2014 164125	Toyota Tacoma DBL CAB Prerunner
223702 2003	Toyota Highlander 019333
223886 1997	Toyota Camry CE/LE/XLE 923384
223969 1997	Toyota RAV4 141095
224268 2017 086557	Toyota Tacoma Double CAB/SR/SR5/
224295 1999	Toyota RAV4 142036
224378 1994	Toyota 4RUNNER SR5 034585
213477 2012	Toyota Prius 512593
224138 2005 412522	Volkswagen New Beetle GLS TDI
224412 2013	Volkswagen Passat SEL 055224
207918 1980	Volkswagen Rabbit 000000

Date of Publication: November 5, 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: **11/05/2021**:

<b>STOCKYEAR</b>	<b>MAKE/MODEL</b>	<b>VIN</b>
223931 1991	Acura Integra	009300
223423 2004	BMW 530 I	809503
223564 2002	Buick Century	118360
223989 2003	Buick LeSabre	282367
223908 2003	Cadillac CTS127200	
224026 2014	Cadillac ATS	113023
224468 2006	Cadillac CTS185455	
223375 2002	Chevrolet Trailblazer	319907
223644 2013	Chevrolet Sonic	149093
223726 2001	Chevrolet Express	205699
224450 2008	Chevrolet Malibu	189758
223914 2012	Chrysler 200 S	279869
223383 2003	Ford F150	B28370
223902 1998	Ford Crown Victoria	141471
223919 1990	Homemade Trailer	none
224337 1995	Homemade Trailer	none
223599 2006	Honda Civic	021768
223738 1999	Honda Civic	013723
223904 2002	Honda Civic	524680
223824 2016	Hyundai Elantra	275628
223898 2006	Hyundai Elantra	198160
223576 2003	Infiniti G35	016472
224031 2007	Jeep Commander	573446
223631 1989	Lincoln Town Car	727748
223909 1997	Nissan Maxima	517661
223588 1997	Pontiac Transport	238404
224266 2004	Pontiac Sunfire	308729
224158 2005	Pontiac Bonneville	232897
223754 2006	Toyota Matrix	551286

224581 2004 Toyota Camry 311837  
224470 2001 Volvo S40 727478  
216853 2000 Ford Contour 108686  
Date of Publication: November 5, 2021  
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E-mail: sweiser@fostergraham.com  
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**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

**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

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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

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**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  
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2025 York Street  
Denver, CO80205  
Phone Number:303-321-3747  
FAX Number: 303-388-6386  
E-mail: stephen@oxmanandoxman.com  
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**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.

**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](mailto:suzie@denverlegacylaw.com)  
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**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](mailto:lberenato@1626washingtonlaw.com)  
First Publication: October 29, 2021  
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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 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

*Intermountain Jewish News*  
Legal Notices, November 5, 2021

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

FAX Number: 303-722-9270  
Emails: rhm@millerandlaw.com,  
bdr@millerandlaw.com  
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E-mails: js@hsaglaw.com, jh@hsaglaw.com,  
ck@hsaglaw.com  
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**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