

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000082 To Whom It May Concern: On 10/11/2021 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: DENVER TEMPLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY Original Beneficiary: PROVIDENT TRUST GROUP LLC FBO KYLE HUTCHINS IRA DRIMTRA209140 PROVIDENT TRUST GROUP LLC FBO KYLE HUTCHINS ROTH IRA DRIMRTH206185 CONOR SPIEGEL ROOSTER COOP LLC LEE SPIEGEL PCG SELECT SERIES II LLC REEF COMMON HOLDINGS LLC, A UTAH LIMITED LIABILITY COMPANY RIM SECURED CREDIT INCOME FUND III LLC REEF PREFERRED HOLDINGS LLC Current Holder of Evidence of Debt: PROVIDENT TRUST GROUP LLC FBO KYLE HUTCHINS IRA DRIMTRA209140 PROVIDENT TRUST GROUP LLC FBO KYLE HUTCHINS ROTH IRA DRIMRTH206185 CONOR SPIEGEL ROOSTER COOP LLC LEE SPIEGEL PCG SELECT SERIES II LLC REEF COMMON HOLDINGS LLC, A UTAH LIMITED LIABILITY COMPANY RIM SECURED CREDIT INCOME FUND III LLC REEF PREFERRED HOLDINGS LLC Date of Deed of Trust (DOT): 11/20/2020 Recorded Date of DOT: 12/14/2020 Reception No.of DOT: 2020209508 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$7,930,500.00 Outstanding Principal Amount as of the date hereof: \$7,793,038.00 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 HOLDER OF THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST DESCRIBED ABOVE DECLARES A

VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST AS FOLLOWS: FAILURE TO MAKE PAYMENTS AS REQUIRED BY THE TERMS OF THE PROMISSORY NOTE AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND THE NORTH 1/2 OF LOT 10, BLOCK 35, H.C. BROWN'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1770 SHERMAN STREET, DENVER, CO 80203 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 February 10, 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: 12/17/2021 Last Publication: 1/14/2022 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:11/23/2021 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: MARKUS WILLIAMS YOUNG & HUNSICKER LLC Denver Registration #: 23328 PETER Q. MURPHY, 1775 SHERMAN STREET, SUITE 1950, DENVER, CO 80203 Phone #: 303-830-0800 Attorney File #: 11593.002

DISTRICT COURT, CITY AND COUNTY OF DENVER,
STATE OF COLORADO
CIVIL ACTION NO. 2021CV31365; DIVISION/COURTROOM
414

SALE NO. 21004576

Plaintiff: The Edge at Stapleton Homeowner Association, a Colorado nonprofit corporation
v.

Defendants: Jesse M. Regan; Wells Fargo Bank, N.A.; OneMain Financial of Indiana, Inc. f/k/a Springleaf Financial Services of Indiana, Inc.; Master Community Association, Inc.; and City and County of Denver Public Trustee

SHERIFF'S COMBINED NOTICE OF SALE

Under an Order for Judgment and Decree of Foreclosure entered on July 29, 2021, in the above-captioned civil action, I am ordered to sell certain real property as described below.

All inquiries for information related to this sale must be directed to the office of the undersigned Sheriff at 201 W. Colfax Ave., 1st Floor Atrium, Denver, CO 80202 or by calling (720) 865-9556.

Legal description of property to be foreclosed: PARCEL 1J: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER STATE OF COLORADO, BEING A PORTION OF LOT 1, BLOCK 16 OF STAPLETON FILING 36 AS RECORDED AT RECEPTION NO. 2012143494, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 16 OF SAID STAPLETON FILING 36, WHENCE THE WEST LINE THEREOF BEARS N00°00'00"W ALONG THE WEST LINE OF BLOCK 16, A DISTANCE OF 144.42 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00"W ALONG THE WEST LINE OF BLOCK 16, A DISTANCE OF 26.28 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°24'00" A RADIUS OF 780.00 FEET, AN ARC LENGTH OF 5.45 FEET, A CHORD BEARING N00°12'00"W, A DISTANCE OF 5.45 FEET; THENCE ALONG SAID TANGENT N90°00'00"E, A DISTANCE OF 90.02 FEET; THENCE S00°00'00"E, A DISTANCE OF 31.73 FEET; THENCE N90°00'00"W A DISTANCE OF 90.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 16 BEING THE POINT OF BEGINNING.

Also known by street and number as: 4964 North Valentia Court, Denver, Colorado 80238

Record owner(s) of real property: Jesse M. Regan

Association/Foreclosing Entity: The Edge at Stapleton Homeowner Association
Interest foreclosed: Statutory lien for unpaid assessments per C.R.S. § 38-33.3-316, as perfected by the *Declaration of Covenants, Conditions and Restrictions of The Edge at Stapleton Townhomes A Planned Community*, recorded on April 25, 2011 at Reception No. 2011044861 in the Clerk & Recorder's Office for the City and County of Denver, Colorado ("Declaration").
More accurately defined in the Order for Judgment and Decree of Foreclosure, dated July 29, 2021, recorded on September 15, 2021 at Reception No. 2021176189 in the Clerk & Recorder's Office for the City and County of Denver, Colorado ("Order").
Amount of judgment entered on July 29, 2021: \$14,794.26 with post-interest at 18.00% per annum. The amount of the lien is not stagnant.
Amount of secured indebtedness as of October 06, 2021: \$16,951.51
Attorney for Association: Moeller Graf, P.C.
Attn: Joshua Myers, Atty. Reg. No. 53309
385 Inverness Pkwy., Ste. 200
Englewood, CO 80113
Phone: (877) 279-4499
THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN DESCRIBED ABOVE.
THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.
The covenants of said Declaration have been violated as follows: failure to pay assessments that have come due, more accurately described in the Order.

NOTICE OF SALE

THEREFORE, NOTICE IS HEREBY GIVEN that the Civil Division of the City and County of Denver Sheriff's Office will sell the said real property described above and improvements thereon at 10:00 AM, on the 10th day of February, 2022, on the front steps of Denver's City and County Building at 1437 Bannock St., Denver, CO 80202, to the highest bidder. The Association and its attorney do not make any 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. JUDGEMENT IS IN THE AMOUNT OF \$ 1,794.26.
Date signed: November 16, 2021
Elias Diggins, Sheriff
City and County of Denver, Colorado
By: Eric Miller
First Publication Date: December 17, 2021
Last Publication Date: January 14, 2022
Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME Case No. 21C427, Courtroom: 303

Public Notice is given on October 26, 2021 that a Petition for a Change of Name of a Minor Child has been filed with the DENVER DISTRICT Court.
The Petition requests that the name of SUDAYS MOHAMED ADEN be changed to SUDAYS BISHAR ADEN.
GENEVIEVE ROTELLA, Clerk of the Court
First Publication: December 17, 2021
Second Publication: December 24, 2021
Third Publication: January 7, 2022

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 21C428, Courtroom: 303

Public Notice is given on October 26, 2021 that a Petition for a Change of Name of a Minor Child has been filed with the DENVER DISTRICT Court.

The Petition requests that the name of IQRA MOHAMED ADEN be changed to IQRA BISHAR ADEN.

GENEVIEVE ROTELLA, Clerk of the Court

First Publication: December 17, 2021

Second Publication: December 24, 2021

Third Publication: January 7, 2022

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 21C429, Courtroom: 303

Public Notice is given on October 26, 2021 that a Petition for a Change of Name of a Minor Child has been filed with the DENVER DISTRICT Court.

The Petition requests that the name of ANZAL MOHAMED ADEN be changed to ANZAL BISHAR ADEN.

GENEVIEVE ROTELLA, Clerk of the Court

First Publication: December 17, 2021

Second Publication: December 24, 2021

Third Publication: January 7, 2022

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 21C01007

Division: Civil, Courtroom: 175

Public Notice is given on 12-13-21 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 SAMANTHA MICHELLE GALLATIN be changed to SAMANTHA MICHELLE LANE.

TERRIE LANGHAM, Clerk of the Court

First Publication: December 17, 2021

Second Publication: December 24, 2021

Third Publication: January 7, 2022

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000089 To Whom It May Concern: On 10/11/2021 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: LANIS K SAIGE 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): 8/10/2016 Recorded Date of DOT: 8/15/2016 Reception No.of DOT: 2016107707 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$258,750.00 Outstanding Principal Amount as of the date hereof: \$93,131.23 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 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: BORROWER'S FAILURE TO PAY PROPERTY CHARGES, INCLUDING, BUT NOT LIMITED TO, REAL PROPERTY TAXES AND BORROWER'S FAILURE TO PERFORM OBLIGATIONS UNDER THE DEED OF TRUST INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAINTAIN HAZARD INSURANCE AND/OR TO PAY HAZARD INSURANCE PREMIUMS AND PROVIDE EVIDENCE OF PAYMENT. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 4760 S WADSWORTH BOULEVARD UNIT M202, LITTLETON, CO 80123

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 10, 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: 12/17/2021 Last Publication: 1/14/2022 Publisher: INTERMOUNTAIN JEWISH NEWS

Dated:11/23/2021 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 #: 21-025826

ALL THE FOLLOWING REAL PROPERTY SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, TO WIT: BUILDING M, UNIT 202, PARKING UNITS 317 AND 56 MIRALAGO AT MARSTON LAKE, IN ACCORDANCE WITH AND SUBJECT TO THE CONDOMINIUM DECLARATION FOR MIRALAGO AT MARSTON LAKE RECORDED ON APRIL 26, 2000 AS RECEPTION NO. 200057832 AND ANNEXATION RECORDED JUNE 26, 2000 AT RECEPTION NO. 200088576 AND THE CONDOMINIUM MAP RECORDED ON APRIL 26, 2000 AS RECEPTION NO. 2000057833 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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: **12/17/2021**:

STOCK YEAR	MAKE/MODEL	VIN
229373	2004	Acura TL 064241
230104	1999	Acura Integra GS 003950
230353	2001	Alpha Gold 5th Wheel 009748
229393	2006	Audi A4 2.0T Quattro AWD 070235
229964	2000	Audi A6 2.8 Avant Quattro 120233
230897	2003	Audi A4 3.0 Quattro 227896
230153	2015	BMW 328XI 546800
230994	1998	BMW 528i AUTOMATIC T91664
231090	2005	BMW 545i 088843
231178	2010	BMW 328i 460524
230047	1997	Buick LeSabre Custom 438878
229413	2008	Cadillac STS119471
224706	2011	Chevrolet Aveo LS/LT 193168
224889	1984	Chevrolet El Camino 179146
229369	1998	Chevrolet Cavalier LS 235617
229379	2013	Chevrolet ExpressG1500 152086
229520	2001	Chevrolet Cavalier/Cavalier CNG 329578
229400	1992	Chevrolet S10 Blazer 181731
229442	1994	Chevrolet Truck 196000
229528	2004	Chevrolet Tahoe K1500 236300
229527	2006	Chevrolet Impala LT362018
229661	1998	Chevrolet Blazer 105977
229797	2001	Chevrolet Lumina 301087

229821	1997	Chevrolet Silverado 105688
229948	2002	Chevrolet Tahoe 340014
230177	2003	Chevrolet Blazer 137293
230230	2003	Chevrolet Monte Carlo SS 429771
230337	2002	Chevrolet Impala 284367
230407	1998	Chevrolet Malibu LS169529
230422	2001	Chevrolet Lumina 206288
230495	1996	Chevrolet C3500 162463
230663	1995	Chevrolet Blazer 212544
230889	2004	Chevrolet Impala 111922
230956	2005	Chevrolet Trailblazer LS/LT 304994
230075	2002	Chevrolet Cavalier LS 223016
229350	2007	Chrysler 300639697
230453	2003	Chrysler Sebring 602167
231133	2015	Chrysler Town & Country Touring ED 694557
229682	2008	Dodge Magnum SXT 242327
230359	1974	Dodge Sportsman RV 003270
230492	2007	Dodge Charger SE/SXT 712499
230498	2002	Dodge Neon SE 642550
230735	1999	Dodge Grand Caravan ES 836016
231017	1972	Dodge Sportsman B30 615520
230766	1990	Execuhitch unk XXXXXX
223819	2012	Ford Fusion SE 131487
224580	2013	Ford Taurus SEL 190909
225654	1994	Ford F150 B41719
229360	2003	Ford Taurus SES 216672
229449	2002	Ford Expedition XLT A53913
229667	1988	Ford E350 A64398
229522	2005	Ford Taurus SE 271896
229633	2013	Ford Fusion Titanium 371073
229664	2005	Ford Ranger A80835

229670 2009	Ford Crown Victoria Police 102231	230057 1996	Jeep Grand Cherokee 307952
229683 2008	Ford Econoline E150 B53803	230070 1995	Jeep Grand Cherokee Limited/OR
229697 1998	Ford Explorer B14079	658720	
229770 1996	Ford Mustang 221231	230087 1996	Jeep Cherokee SE 264972
230355 1998	Ford Explorer C28876	230161 2021	Jeep Wrangler Unlimited Rubicon
230366 2009	Ford Taurus 117156	701454	
230487 2011	Ford F150 Super Cab C92416	230209 2005	Jeep Liberty Limited 543691
230486 2014	Ford Focus SE 447757	230958 2020	Jeep Wrangler Unlimited Sport
230603 2002	Ford Focus	174522	
SE/COMFORT/ZTW/SPRT 320064		231015 2003	Jeep Grand Cherokee 608343
230659 2002	Ford Focus LX 206908	231150 2011	Jeep Liberty Sport 527461
230974 1997	Ford Explorer C33697	229371 1999	Kawasaki ZX900C 040016
231070 1996	Ford Econoline E150 B36620	231009 2009	Kawasaki Ninja 500R 114060
229896 2002	GMC Envoy 413374	229525 2002	Kia Sedona EX/LX 263896
230638 1980	Harley Motorcycle 0569J0	230059 2003	Kia Spectra GS/GSX 131654
229295 2004	Honda Odyssey 133720	230660 2017	Kia Rio 072190
229526 2007	Honda Odyssey EXL 410089	230767 2004	Kia Sedona EX/LX 564602
230365 2006	Honda Accord EX 003664	229649 2014	Land Rover Ranger Rover HSE
230373 2000	Honda CR-V 059651	159993	
231039 1999	Honda Odyssey LX 500799	230049 2008	Land Rover Range Rover Sport HSE
229570 2010	Hyundai Elantra 053941	124858	
230193 2013	Hyundai Elantra GLS/Limited	230485 1993	Lexus ES 300 217420
249211		230360 2001	Mazda Millenia 711515
230194 2005	Hyundai Accent GL 576860	231144 2004	Mazda Mazda6i N19084
230239 2002	Hyundai Sonata GL 710943	230963 2000	Mercury Villager Sport J02599
230361 2015	Hyundai Accent GLS 878262	229547 2004	Mitsubishi Endeavor XLS 014438
230535 2012	Hyundai Elantra 068809	230981 2007	Mitsubishi Galant 016851
231005 2006	Hyundai Tucson GLS/LX 442155	230382 1990	Motocycle Unk NO VIN
230367 2006	Infiniti M35 253105	224117 2008	Nissan Xterra 529499
230481 2017	Infiniti Q50 Base/Premium 641454	229324 2003	Nissan Altima/S/SL 131438
229583 2007	Jeep Grand Cherokee LAR/COL/FR	229711 2005	Nissan Titan 572277
648425		230051 2003	Nissan Maxima GLE 408967

230195 1997 848103	Nissan Maxima GLE/GXE/SE
230196 2006	Nissan Altima S/SL 401109
230228 1994	Nissan Altima 163097
230541 2004	Nissan Titan 523912
230618 2007	Nissan Murano SE/SL/S 648945
230998 2002	Nissan Altima SE 111186
229479 2007	Pontiac G6 GT 142533
230623 1997	Pontiac Transport 267446
226696 1977 Trailer 220043	Road Ranger 5th Wheel Camper
229518 2007	Saturn Outlook XE 161438
230050 2003	Saturn L200 510561
229266 2012 002608	Subaru Legacy 2.5I Premium
229310 2008	Subaru Impreza 502600
229385 2003	Subaru Legacy L/L Special 307350
230189 2005	Subaru Legacy 216704
230650 1999 709633	Subaru Forester S/S Limited
231004 2006 423911	Subaru B9 Tribeca 3.0 H6/Limited
231163 2007 411626	Subaru B9 Tribeca 3.0 H6/Limited
229267 2003	Suzuki Volusia 106242
230247 2002	Suzuki VI800 103070
229843 2019	Taotao Scooter 010571
229250 2003	Toyota Camry LE/XLE/SE 049236
229384 2007	Toyota Camry LE/XLE/SE 536253
229811 2002	Toyota Corolla 603318
229810 1997	Toyota Camry CE/LE/XLE 783279
229885 1999	Toyota Camry 227236

230184 2009	Toyota Camry SE/LE/XLE 801868
230507 2003	Toyota Camry LE/XLE/SE 564318
230628 2009	Toyota Camry Hybrid 099078
230806 1997	Toyota RAV4 007751
230819 1999	Toyota 4RUNNER LTD 198626
231024 1996	Toyota 4RUNNER SR5 008394
229391 2000	Trailer Homemade NONE
229945 2000	trailer trailer NONE
230763 1967	truck bed truck bed NA
230033 2014	Volkswagen Beetle 634720
224634 2001	Volkswagen Golf 046985
230949 2015	Volkswagen Jetta SE 344119
216831 2001	Chevrolet Tahoe 023874

Date of Publication: December 17, 2021

Published: Intermountain Jewish News

NOTICE OF DISSOLUTION

ROCKY MOUNTAIN REGULATORY AND QUALITY PARTNERS LTD. In accordance with Colorado Revised Statute §7-90-912, notice is hereby given, that Rocky Mountain Regulatory and Quality Partners, Ltd, a Colorado limited liability company (the "Company"), whose last known principal office was 6699 E 950 S Huntsville, Utah 84317 was dissolved effective Nov. 29, 2021. Any party asserting a claim, that is not otherwise barred by applicable statute of limitations or applicable Colorado law, against the Company must present such claim in accordance with this notice. Each such claim must be in writing and must include the following information: (a) the name, mailing address, and telephone number of the claimant; (b) the name or title of the individual whom the Company may contact about the claim and, if different from the telephone number of the claimant, the

telephone number of such individual; (c) the date the claim was discovered; (d) the dollar amount of the claim and the remedy sought; (e) facts and documentation in support of the claim; and (f) any other information that may assist the Company in evaluating the claim. The claim must be sent to: Rocky Mountain Regulatory and Quality Partners Ltd, c/o Milgrom & Daskam, 1550 Larimer St. #503, CO 80202, Attn: Jon Milgrom. Unless sooner barred by any other statute limiting actions, any claim against the dissolved entity will be barred if an action to enforce the claim is not commenced within five years after the publication of the notice or within four months after the claim arises, whichever is later.

First Publication: December 3, 2021

Last Publication: December 31, 2021

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000078 To Whom It May Concern: On 9/22/2021 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOAN L POWERS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CHERRY CREEK MORTGAGE CO., INC. Date of Deed of Trust (DOT): 1/11/2017 Recorded Date of DOT: 1/17/2017 Reception No.of DOT: 2017006305 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$228,000.00 Outstanding Principal Amount as of the date hereof: \$98,776.34 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. SEE ATTACHED LEGAL DESCRIPTION PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 9/10/2021 AT RECEPTION NO. 2021172627 T CORRECT LEGAL DESCRIPTION. 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 585 S ALTON WAY 12B, 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 20, 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>.

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LEGAL DESCRIPTION

PARCEL 1:

An undivided 1/144th interest in and to Block 22, WINDSOR GARDENS EAST, FILING NO. 2, subject to casements 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. 1308,) in Block 52, 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 29th day of February, 1968 in Condominium Plat Book I at page 72.

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:

- (1) The exclusive right to use and occupy Parking Stall No. 11 in Parking Lot No. P-15 of said Block, located substantially as shown on the Area Plat Plan referred to above.
 - (2) The exclusive right to use balconies, air-conditioners or other appliances which project beyond the space or area above described and contiguous thereto.
 - (3) A right-of-way, in common with others, for ingress and egress to and from the property above described.
 - (4) The right to use stairs, halls, passageways and other common areas in the apartment building described in Parcel 2 above, in common with other owners of such building, including their agents, servants, employees and invitees.
 - (5) The right to use common areas in said Block in common with other owners of space or areas in apartment buildings now or hereafter constructed in said Block except the use of the common areas located in buildings other than that described in Parcel 2 above, including their agents, servants, employees and invitees.
- City and County of Denver, State of Colorado. ("Land")

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

**Arapahoe County District Court
Case No. 2021PR31282, Division CLX
In the Matter of the Estate of**

**MATTHEW E. MENDENHALL a/k/a MATTHEW ERIC
MENDENHALL a/k/a MATT MENDENHALL a/k/a MATT E.
MENDENHALL, 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 April 3, 2022, or the claims may be forever barred.

ANDREW STATHOPOULOS, Esq. Atty. Reg. #: 15251

Attorney for the Personal Representative

Stathopoulos & Associates, P.C.

6900 E. Belleview Ave., Suite 350

Greenwood Village, CO80111

Phone Number:303-773-1500

FAX Number: 303-773-1722

E-mail: andy@stathopoulos.com

First Publication: December 3, 2021

Second Publication: December 10, 2021

Third Publication: December 17, 2021

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000083 To Whom It May Concern: On 10/04/2021 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: JACQUELINE J. SHREVE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS

TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019—HB1 Date of Deed of Trust (DOT): 2/16/2017 Recorded Date of DOT: 2/22/2017 Reception No.of DOT: 2017025250 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$195,000.00 Outstanding Principal Amount as of the date hereof: \$68,641.95 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 9300 E CENTER AVENUE APT 6B, 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 February 3, 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: 12/10/2021 Last Publication: 1/07/2022 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:11/23/2021 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 #: CO11078 SCHEDULE "A" LEGAL DESCRIPTION

PARCEL I:

AN UNDIVIDED 1/72ND INTEREST IN AND TO BLOCK 19, WINDSOR GARDENS EAST FILING NO. 2, SUBJECT TO EASEMENTS OF RECORD.

PARCEL II:

ALL THAT SPACE OR AREA WHICH LIES BETWEEN THE CEILING AND THE FLOOR, AND THE WALLS OF THE APARTMENT NO. 6-B (FOR CONVENIENT REFERENCE, NUMBERED AS UNIT NO. 1046) IN BUILDING NO. 57 NOW

OR HEREAFTER CONSTRUCTED ON 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 AUGUST 25, 1967, UNDER RECEPTION NO. 99666.

PARCEL III:

AN UNDIVIDED 1/48 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:

- (1) THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING SPACE NO. 204 IN PARKING LOT NO. P-20 OF SAID BLOCK, LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN REFERENCE TO ABOVE.
- (2) THE EXCLUSIVE RIGHT TO USE BALCONIES, AIR CONDITIONERS OR OTHER APPLIANCES WHICH PROJECT BEYOND THE SPACE OR AREA ABOVE DESCRIBED AND CONTIGUOUS THERETO.
- (3) A RIGHT OF WAY IN COMMON WITH OTHERS, FOR INGRESS AND EGRESS TO AND FROM PROPERTY ABOVE DESCRIBED.
- (4) THE RIGHT TO USE STAIRS, HALLS, PASSAGE WAYS AND OTHER COMMON AREAS IN THE APARTMENT BUILDING DESCRIBED IN PARCEL II ABOVE IN COMMON WITH OTHER OWNERS OF SUCH BUILDING, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES.
- (5) THE RIGHT TO USE COMMON AREAS IN SAID BLOCK IN COMMON WITH OTHER OWNERS OF SPACE OR AREAS IN APARTMENT BUILDING NOW OR HEREAFTER

CONSTRUCTED IN SAID BLOCK EXCEPT THE USE OF COMMON AREAS LOCATED IN BUILDINGS OTHER THAN THAT DESCRIBED IN PARCEL II ABOVE, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES. ALL IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

For identification purposes only: 9300 East Center Avenue #6B, Denver, CO 80247

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

District Court, Arapahoe County

Case No. 2021PR31232

In the Matter of the Estate of

KENNETH WILLIAM ZANK a/k/a KENNETH W. ZANK a/k/a KEN ZANK a/k/a KEN W. ZANK, 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 April 10, 2022, or the claims may be forever barred.

JANE FRANCES ZANK

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: December 10, 2021

Second Publication: December 17, 2021

Third Publication: December 24, 2021

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 21C01004, Courtroom: 175

Public Notice is given on 12-3-21 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 AALIYAH JAMILA MOORE be changed to AALIYAH JAMILA SAID.

Clerk of the Court

First Publication: December 10, 2021

Second Publication: December 17, 2021

Third Publication: December 24, 2021

Published: Intermountain Jewish News

DISTRICT COURT, Denver COUNTY, STATE OF COLORADO

CIVIL ACTION NO. 2021CV031614 DIVISION NO. 466

NOTICE OF SHERIFF'S SALE

Plaintiff, The Townhouse Condominium Association, Inc.

v.

Defendants, JOSEPH F. SHINKUNAS et al

Regarding: A Condominium Unit Consisting Of Apartment Unit

Number 2276, Building D, Together With an Appurtenant

Undivided 3.18 Percent interest in and to the general common

Elements, The Townhouse, According To Map Thereof Filed

For Record And The Condominium Declaration For The

Townhouse Recorded In Book 9128, Pages 331 Through 349,

Together With The Right To Use The Following Limited Common Elements: The Right To Exclusive Use Of The Patio And Yard Areas Adjoining And Associated With Apartment Unit Number 2276, Building D, As The Same Are Depicted And Shown On The Map, City And County Of Denver, State Of Colorado.

Also known as: 2276 S Sherman St, Denver CO 80210
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 10:00 A.M., on the 27TH day of January 2022, at the front steps of the City and County building located at 1437 Bannock St. Denver, CO 80202; phone number 720-865-8703. 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 MADE PAYABLE TO THE DENVER DISTRICT COURT REGISTRY. JUDGEMENT IS IN THE AMOUNT OF \$11,468.45.**

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 September 28, 2021, and C.R.S. 38-38-101 et seq., by The Townhouse Condominium Association, Inc., the current holder of a lien recorded on November 13, 2020 at Rec. No. 2020190592, 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 Condominium Declaration for The Townhouse, recorded on at Reception No. 55797 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 The Townhouse Condominium Association, Inc., **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.

In this regard, you may desire and are advised to consult with your own private attorney.

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

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

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

DATED in Colorado this 2ND day of November, 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: December 3, 2021

Last Publication: December 31, 2021

Published: Intermountain Jewish News

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

District Court Jefferson County

Case No. 2021PR31356

In the Matter of the Estate of

MICHAEL LAMONT CHASE, Deceased.

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

the District Court of Jefferson County, Colorado on or before April 10, 2022, or the claims may be forever barred.

BRADLEY J. FRIGON, Esq. #27883

Attorney for the Personal Representative

Law Offices of Bradley J. Frigon, LLC

P.O.Box 271621

Littleton, CO 80127

Bradley J. Frigon, Esq. #27883

Maureen H. Cook Esq. #21465

Phone Number:(720) 200-4025

E-mail: bfrigon@bjflaw.com, mcook@bjflaw.com

First Publication: December 10, 2021

Second Publication: December 17, 2021

Third Publication: December 24, 2021

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 21C426, Courtroom: 303

Public Notice is given on October 26, 2021 that a Petition for a Change of Name of a Minor Child has been filed with the DENVER DISTRICT Court.

The Petition requests that the name of SADAM MOHAMED ADEN be changed to SADAM BISHAR ADEN.

GENEVIEVE ROTELLA, Clerk of the Court

First Publication: December 17, 2021

Second Publication: December 24, 2021

Third Publication: January 7, 2022

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 21C425, Courtroom: 316

Public Notice is given on October 26, 2021 that a Petition for a Change of Name of a Minor Child has been filed with the DENVER DISTRICT Court.

The Petition requests that the name of SUHAYB MOHAMED ADEN be changed to SUHAYB BISHAR ADEN.

GENEVIEVE ROTELLA, Clerk of the Court

First Publication: December 17, 2021

Second Publication: December 24, 2021

Third Publication: January 7, 2022

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000076 To Whom It May Concern: On 9/17/2021 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: AUSSIE DEVELOPMENTS, LLC Original Beneficiary: MOUNTAIN WEST DEBT FUND, LP Current Holder of Evidence of Debt: MOUNTAIN WEST DEBT FUND, LP Date of Deed of Trust (DOT): 5/29/2018 Recorded Date of DOT: 6/22/2018 Reception No.of DOT: 2018077560 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$20,800,000.00 Outstanding Principal Amount as of the date hereof: \$39,760,722.39 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: DECLARES THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST 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: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1515 JULIAN STREET, DENVER, CO 80204

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 20, 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: 11/26/2021 Last Publication: 12/24/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:11/09/2021 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: HOLLAND & HART LLP ASPEN Denver Registration #: 15084 S. KENT KARBER, 1800 BROADWAY, #300, BOULDER, CO 80302 Phone #: 303-473-2700 Attorney File #: 1515 JULIAN STREET

LEGAL DESCRIPTION

The property has the street address of 1515 Julian Street, Denver, Colorado.
Real property in the City of Denver, County of Denver, State of Colorado, described as follows:

Parcel A:

Lots 24, 25 and the South 3 feet of Lot 26, Block Thirty Two, Cheltenham Heights, as resubdivided by Busby and Williams, City and County of Denver, State of Colorado.

EXCEPTING therefrom that portion thereof conveyed to the City and County of Denver in Warranty Deed recorded January 10, 2017 at Reception No. 2017003319.

Parcel B:

The South 23 feet of Lot 27 and the North 22 feet of Lot 26, Block Thirty Two, Cheltenham Heights, as resubdivided by Busby and Williams, City and County of Denver, State of Colorado.

EXCEPTING therefrom that portion thereof conveyed to the City and County of Denver in Warranty Deed recorded January 10, 2017 at Reception No. 2017003319.

Parcel C:

Lots 28, 29 and the North 2 feet of Lot 27, Block Thirty Two, Cheltenham Heights, as resubdivided by Busby and Williams, City and County of Denver, State of Colorado.
EXCEPTING therefrom that portion thereof conveyed to the City and County of Denver in Warranty Deed recorded January 10, 2017 at Reception No. 2017003319.

**NOTICE OF SALE BY
ELITE TOWING & RECOVERY
4800 Washington St.
Denver, CO80216
720-295-6062**

The following individuals are hereby notified that their vehicle will be sold at **ELITE TOWING & RECOVERY**, 4800 Washington St., Denver, CO 80216:

YEAR/MAKE/MODEL	VIN #
2012 CHEVROLET IMPALA	140260
2007 PONTIAC G5	121853
1979 TOYOTA CELICA	185469
2002 CHRYSLER TOWN & COUNTRY	509212
2003 KIA SORENTO	081938
2002 NISSAN PATHFINDER	729902
2001 FORD CROWN VICTORIA	136521
2005 HONDA CIVIC	030022
2000 FORD FOCUS	156552
2004 SATURN ION	213833
2003 HONDA CIVIC	031710
1994 FORD F150	A78288
2002 SATURN SC2	189816
2005 VOLVO XC90	167826
1998 HONDA ACCORD	000071

Date of Publication: December 17, 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: **12/17/2021**:

STOCKYEAR	MAKE/MODEL	VIN
229672 2006	Audi A4	094950
229456 2006	BMW 325XI	T79266
229543 2001	Chevrolet Tahoe	C1500 149564
229732 2001	Chevrolet Blazer	243669
229531 2007	Dodge Durango	SLT 528463
229960 2005	Dodge Caravan	156436
230058 1999	Dodge Dakota	101234
229387 2005	Ford Explorer	A04013
229389 2002	Ford Explorer	B15179
229529 1996	Ford Explorer	B76939
229607 2012	Ford Focus	134419
229686 2000	Ford Escort	149192
229809 1998	Ford Ranger	A87382
230046 2014	Ford Mustang	313405
156915 2013	GMC Sierra	141326
228777 2012	Hyundai Elantra	138394
229523 1990	Jeep Cherokee	104371
229680 1995	Jeep Grand Cherokee	657786
229248 2002	Jeep Liberty	175186
229187 2002	Mazda Millenia	724961
229337 2000	Mercedes-Benz ML430	155263
229676 1993	Nissan Sentra	223756
229671 1993	Plymouth Voyager	280199
230042 2005	Pontiac Sunfire	115426

229225 2002	Saturn SC	152160
229516 2000	Subaru Outback	650463
229546 1998	Toyota Corolla	128329
229814 2008	Toyota Yaris	217264
230036 2000	Toyota Corolla	378588

Date of Publication: December 17, 2021
Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at **Private Parking Enforcement, LLC**, 2401 E. 40th Ave, Denver, CO 80205, Phone; 720-233-4410. **Sale Date: **December 18, 2021**:

YEAR/MAKE/MODEL	VIN
1998 Nissan Altima	159289
2005 Honda Accord	012759

Date of Publication: December 17, 2021
Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 21C00907

Division: Civil, Courtroom: 170

Public Notice is given on 12-6-21 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 EDWAUIN LEONEL PEREZ DIAZ be changed to EDWIN LEONEL PEREZ DIAZ.

TERRIE LANGHAM, Clerk of the Court

First Publication: December 17, 2021

Second Publication: December 24, 2021

Published: Intermountain Jewish News

DISTRICT COURT, COUNTY OF DENVER, STATE OF
COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202
Phone Number: (303) 606-2300

Case No.: 2021CV033294, Division: 466

SUMMONS FOR PUBLICATION

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

Defendants: MARK PALASZ; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., individually and solely as
nominee for, LEHMAN BROTHERS BANK, FSB, A FEDERAL
SAVINGS BANK; BONNIE GARCIA; THE CITY AND
COUNTY OF DENVER; and THE OFFICE OF THE PUBLIC
TRUSTEE FOR DENVER COUNTY

The People of the State of Colorado

To the Defendants named above:

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

Please take notice that the Complaint requests foreclosure of
a statutory and contractual lien, as well as judgment for past-
due assessments and late fees, together with attorney fees
and costs, in the amount of \$10,086.06 as of October 19,
2021, plus all amounts coming due after the filing of the
Complaint.

If you fail to file your answer or other response to the
complaint in writing within 35 days after the date of the last
publication, judgment by default may be rendered against you
by the court for the relief demanded in the complaint without
further notice.

This is an action originally filed October 19, 2021, and
published in Intermountain Jewish News beginning December
17, 2021, and ending January 14, 2022.

Dated: December 9, 2021

VIAL FOTHERINGHAM LLP

Lisa Cancanon, #42043

Attorney for Plaintiff

12600 W. Colfax, Ste. C200

Lakewood, CO 80215

Phone: (720) 943-8811

File Number: CO20030-165

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

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

First Publication Date: December 17, 2021

Last Publication Date: January 14, 2022

Published: Intermountain Jewish News

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

CASE NO. 2021CV32370, DIV. 409

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

vs.

Defendants: ADMASU WOLDE; BANK OF AMERICA, N.A.; and THE OFFICE OF THE PUBLIC TRUSTEE FOR DENVER COUNTY

NOTICE OF SHERIFF'S SALE

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to the Denver County District Court's Order for Default Judgment and Decree of Foreclosure dated October 1, 2021, and C.R.S. §38-38-101 et seq., by Master Homeowners Association for Green Valley Ranch ("Association"), the current holder of a statutory lien. The judicial foreclosure is based on a default under the Master Declaration for Green Valley Ranch, recorded with the Denver County Clerk and Recorder on October 30, 1984, at Reception No. 036650, as amended ("Declaration"). The Declaration, as recorded, establishes a lien for the benefit of Master Homeowners Association for Green Valley Ranch, **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS** legally described as follows:

LOT 11, BLOCK 6, GREEN VALLEY RANCH FILING NO. 24 CITY AND COUNTY OF DENVER, STATE OF COLORADO. Also known as 21535 E 39th Avenue, Denver, CO 80249 ("Property")

The Property being foreclosed is all of the property encumbered by the Association's lien. You are advised that the parties liable thereon, the owner of the Property described above, or those with an interest in the subject property, may

take appropriate and timely action under Colorado statutes. In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law.

The Sheriff's sale has been scheduled to occur at 10:00 A.M., on the 3rd day of February, 2022, on the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, Colorado 80202; telephone number 720-865-9556. At the sale, the Sheriff will sell the above described real property and improvements thereon to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in or to said real property in connection with this sale.

BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID AT THE TIME OF SALE. JUDGEMENT IS IN THE AMOUNT OF \$8,171.50.

The name, address, and telephone number of the attorney representing the Plaintiff is: Lisa Cancanon #42043, Vial Fotheringham LLP, 12600 W. Colfax Ave. Ste. C200, Lakewood, CO 80215; telephone: 720-943-8811.

DATED at Denver County, Colorado, this 9th day of November, 2021.

Elias Diggins

Sheriff of Denver County, Colorado

By: Deputy Sheriff Sergeant Eric Miller

First Publication: December 10, 2021

Last Publication: January 7, 2022

Published In Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, COLORADO
Court Address: 1437 Bannock Street, Denver, CO 80202

Plaintiff: TAXI 2 CONDOMINIUM ASSOCIATION, INC., a Colorado non-profit corporation,
Defendants: DOUGLAS TAPIA; BAYVIEW LOAN SERVICING, LLC; PAUL LOPEZ AS PUBLIC TRUSTEE FOR DENVER COUNTY; STEVE ELLINGTON AS TREASURER FOR DENVER COUNTY; UNKNOWN TENANT(S) IN POSSESSION.

Case Number: 2021CV030357

SHERIFF'S NOTICE OF SALE

Under a Judgment and Decree of Foreclosure entered on September 9, 2021 in the above-captioned action, I am ordered to sell certain real property as follows:

Original Lienee Douglas Tapia

Original Lienor Taxi 2 Condominium Association, Inc.

Current Holder of the evidence of debt Taxi 2 Condominium Association, Inc.

Date of Lien being foreclosed December 4, 2019

Date of Recording of Lien being foreclosed December 13, 2019

County of Recording Denver

Recording Information 2019175118

Original Principal Balance of the secured indebtedness \$3,187.11

Outstanding Principal Balance of the secured indebtedness as of the date hereof \$18,791.86

Amount of Judgment entered September 9, 2021 \$17,024.64

Description of property to be foreclosed:

Residential Unit 311, Taxi 2 Condominiums, according to the Condominium Map thereof, recorded on April 16, 2007, at Reception No. 2007060282, in the records of the office of the Clerk and Recorder of the City and County of Denver, Colorado, and as defined and described in Taxi 2

Condominium Declaration recorded on April 16, 2007, at Reception No. 2007060281, in said records, City and County of Denver, State of Colorado.

Also known as: 3457 Ringsby Court, #311, Denver, CO 80216.

THE PROPERTY TO BE FORECLOSED AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN.

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

The covenants of Plaintiff have been violated as follows: failure to make payments on said indebtedness when the same were due and owing.

NOTICE OF SALE

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10:00 o'clock A.M., on February 3, 2022, on the front steps of the City and County Building, located at 1437 Bannock St., Denver, CO 80202, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law. **Bidders are required to have cash or certified funds to cover the highest bid. Certified funds are payable to the Denver District Court Registry. Judgement is in the amount of \$17,024.64.**

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO LAW AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL

PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE LIEN BEING FORECLOSED. The name, address and telephone number of each of the attorneys representing the holder of the evidence of the debt is as follows:

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

Date: November 11, 2021
Elias Diggins, Denver County Sheriff
Denver County, Colorado
By: Deputy Sheriff Sergeant Eric Miller
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: December 10, 2021
Last Publication: January 7, 2022
Name of Publication: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No.2021-000084 To Whom It May Concern: On 10/04/2021 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: L. LEE LOEB Original Beneficiary: FIRST NLC FINANCIAL SERVICES, LLC Current Holder of Evidence of Debt: DEUSTCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY HOME EQUITY LOAN TRUST 2005-2,

MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-2 Date of Deed of Trust (DOT): 11/24/2004 Recorded Date of DOT: 5/23/2005 Reception No.of DOT: 2005084883** DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$310,500.00 Outstanding Principal Amount as of the date hereof: \$341,344.69 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: MORES PARK HEIGHTS 01311 BLOCK 8, LOT 14 AND NORTH 1/2 OF LOT 15 EXCLUDING REAR 6 FEET TO CITY, ALSO KNOWN AS STREET AND NUMBER 2237 EUDORA ST., CITY AND COUNTY OF DENVER, STATE OF COLORADO. ** THIS LOAN HAS BEEN MODIFIED BY A HOME AFFORDABLE MODIFICATION AGREEMENT WITH AN EFFECTIVE DATE OF JUNE 01, 2012. Which has the address of 2237 EUDORA 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 February 3, 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: 12/10/2021 Last Publication: 1/07/2022 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/23/2021 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 #: CO10852

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000079 To Whom It May Concern: On 9/23/2021 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: ANNIE L HARVEY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NATIONWIDE EQUITIES CORP., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: TRADITIONAL MORTGAGE ACCEPTANCE CORPORATION Date of Deed of Trust (DOT): 2/20/2020 Recorded Date of DOT: 3/02/2020 Reception No.of DOT: 2020030234 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$637,500.00 Outstanding Principal Amount as of the date hereof: \$269,449.98 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: THE NORTH 20 FEET OF LOT 38, ALL OF LOT 39 AND THE SOUTH 15 FEET OF LOT 40, BLOCK 31, OAKLAND, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3261 IVY 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 20, 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: 11/26/2021 Last Publication: 12/24/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:11/09/2021 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 #: 21-025893

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
Case No. 21C01039, Courtroom: 186**

Public Notice is given on 12-6-21 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 HOLDEN ALBERT BIRD BREDEMANN be changed to HOLDEN ALBERT BIRDEMANN.

Terrie Langham, Clerk of the Court

First Publication: December 10, 2021

Second Publication: December 17, 2021

Third Publication: December 24, 2021

Published: Intermountain Jewish News

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

CASE NO. 2021CV032182 DIV. 424

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

vs.

**Defendants: SHERRI ANNE PIPKIN; and CITY AND
COUNTY OF DENVER**

**SHERIFF'S SALE AND NOTICE OF RIGHTS TO CURE AND
RIGHTS TO REDEEM**

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to the Denver County District Court's Order for Default Judgment and Decree of Foreclosure dated

September 20, 2021, and C.R.S. §38-38-101 et seq., by Master Homeowners Association for Green Valley Ranch (“Association”), the current holder of a statutory lien. The judicial foreclosure is based on a default under the Master Declaration for Green Valley Ranch, recorded with the Denver County Clerk and Recorder on October 30, 1984, at Reception No. 036650, as amended (“Declaration”). The Declaration, as recorded, establishes a lien for the benefit of Master Homeowners Association for Green Valley Ranch, **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS** legally described as follows:

LOT 9, BLOCK 6, GREEN VALLEY RANCH FILING NO. 7, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Also known as 4373 Liverpool Court, Denver, CO 80249 (“Property”)

The Property being foreclosed is all of the property encumbered by the Association’s lien. You are advised that the parties liable thereon, the owner of the Property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes. In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law.

The Sheriff’s sale has been scheduled to occur at 10:00 A.M., on the 27th day of January, 2022, on the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, Colorado 80202; telephone number 720-865-9556. At the sale, the Sheriff will sell the above described real property and improvements thereon to the highest bidder. Plaintiff makes no warranty relating to title, possession, or

quiet enjoyment in or to said real property in connection with this sale.

BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID MADE PAYABLE TO THE DENVER DISTRICT COURT REGISTRY. JUDGEMENT IS IN THE AMOUNT OF \$ 11,547.92.

The name, address, and telephone number of the attorney representing the Plaintiff is: Lisa Cancanon #42043, Vial Fotheringham LLP, 12600 W. Colfax Ave. Ste. C200, Lakewood, CO 80215; telephone: 720-943-8811.

DATED at Denver County, Colorado, this 4TH day of November 4, 2021.

Elias Diggins, Sheriff of Denver County, Colorado

By: Deputy Sheriff Sergeant Eric Miller

First Publication: December 3, 2021

Last Publication: December 31, 2021

Published In: The Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000085 To Whom It May Concern: On 10/04/2021 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: FRANKLIN W. LANDAUER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GENWORTH FINANCIAL HOME EQUITY ACCESS, INC. N/K/A LIBERTY HOME EQUITY SOLUTIONS, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: REVERSE MORTGAGE SOLUTIONS, INC. Date of Deed of Trust (DOT): 1/16/2013 Recorded Date of DOT:

1/24/2013 Reception No.of DOT: 2013011155 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$870,000.00 Outstanding Principal Amount as of the date hereof: \$693,212.68 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: LOTS 1 AND 2 AND THE NORTH 3 FEET OF LOT 3, BLOCK 3, CHERRY HILLS VISTA, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2800 S YORK 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.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 3, 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: 12/10/2021 Last Publication: 1/07/2022 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:11/23/2021 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-20-886475-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000087 To Whom It May Concern: On 10/04/2021 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 LEMBERGER Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I Date of Deed of

Trust (DOT): 5/31/2018 Recorded Date of DOT: 5/31/2018 Reception No. of DOT: 2018064563 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$190,000.00 Outstanding Principal Amount as of the date hereof: \$186,866.37 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: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 9180 E CENTER AVE. #2B, DENVER, CO 80247-1431 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 February 3, 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: 12/10/2021 Last Publication: 1/07/2022 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/23/2021 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 #: 19-023233

LEGAL DESCRIPTION

PARCEL 1:

AN UNDIVIDED 1/96TH INTEREST IN AND TO BLOCK 18, WINDSOR GARDENS EAST, FILING NO. 2, SUBJECT TO EASEMENTS AND RESERVATIONS OF RECORD.

PARCEL 2:

ALL OF THAT SPACE OR AREA WHICH LIES BETWEEN THE CEILING AND THE FLOOR, AND THE WALLS OF APARTMENT NO. 2-B (FOR CONVENIENT REFERENCE, NUMBERED AS UNIT NO. 1106), IN BUILDING NO. 55 NOW OR 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 24TH DAY OF NOVEMBER, 1967, IN CONDOMINIUM PLAT BOOK ONE AT PAGE 68.

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 (1) THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING STALL NO. 33 IN PARKING LOT NO. P-19 IN SAID BLOCK, LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN REFERRED TO ABOVE.

(2) THE EXCLUSIVE RIGHT TO USE BALCONIES, AIR-CONDITIONERS OR OTHER APPLIANCES WHICH PROJECT BEYOND THE SPACE OR AREA ABOVE DESCRIBED AND CONTIGUOUS THERETO.

(3) A RIGHT OF WAY, IN COMMON WITH OTHERS FOR INGRESS AND EGRESS TO AND FROM THE PROPERTY ABOVE DESCRIBED.

(4) THE RIGHT TO USE STAIRS, HALLS, PASSAGE WAYS AND OTHER COMMON AREAS IN THE APARTMENT BUILDING DESCRIBED IN PARCEL 2 ABOVE IN COMMON WITH OTHER OWNERS OF SUCH BUILDING, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES.

(5) THE RIGHT TO USE COMMON AREAS IN SAID BLOCK IN COMMON WITH OTHER OWNERS OF SPACE OR AREAS IN APARTMENT BUILDINGS NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK EXCEPT THE USE OF

THE COMMON AREAS LOCATED IN BUILDINGS OTHER THAN THAT DESCRIBED IN PARCEL 2 ABOVE, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2018CV031988

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

CHESTNUT CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,
v.

ROBERT D. PAYNE; BANK OF AMERICA, NA, AS
SUCCESSOR BY MERGER TO NATIONSBANC
MORTGAGE CORPORATION; and DEBRA JOHNSON, AS
PUBLIC TRUSTEE OF DENVER COUNTY,
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 City and Denver County, Colorado at 10: O'clock A.M., on the 20TH day of January, 2022, at the front steps of 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 \$17,653.57. PAYABLE TO THE DENVER DISTRICT COURT REGISTRY.

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 January 29, 2019, Court Order dated September 17, 2021, and C.R.S. 38-38-101 et seq. by Chestnut Condominium Association, Inc. the holder and current owner of a lien recorded on October 19, 2015 at Reception No. 2015147063 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The foreclosure is based on a default under the Condominium Declaration for Chestnut Condominiums recorded on 03/17/1983 at 081563, Book 2768, Page 107 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 Chestnut Condominium Association, Inc. against real property legal described as follows:

CONDOMINIUM UNIT 4, IN CONDOMINIUM BUILDING G, CHESTNUT CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP NO. 3, RECORDED SEPTEMBER 1, 1983 IN CONDOMINIUM BOOK 24 AT PAGES 96 TO 102 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR CHESTNUT CONDOMINIUMS, RECORDED MARCH 17, 1983 IN BOOK 2768 AT PAGE 107 AND FIRST AMENDMENT THERETO RECORDED MARCH

25, 1983 IN BOOK 2775 AT PAGE 421 AND THIRD ANNEXATION THERETO RECORDED SEPTEMBER 1, 1983 IN BOOK 2897 AT PAGE 600, CITY AND COUNTY OF DENVER, STATE OF COLORADO;

And also known as: 4899 S. Dudley St. #G-4, Littleton, CO 80123

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.

The attorney representing the legal owner of the above described lien is: Kate M. Leason, Reg No. 41025, Altitude

Intermountain Jewish News
Legal Notices, December 17, 2021

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

Community Law P.C., 555 Zang Street, Suite 100, Lakewood,
Colorado 80228-1011, 303.432.9999
Dated: October 26, 2021 Elias Diggins, Sheriff
City and County of Denver, Colorado
By: Deputy Sheriff Sergeant Eric Miller
First Publication: November 26, 2021
Last Publication: December 24, 2021
Published In: The Intermountain Jewish News