

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2021PR031599  
In the Matter of the Estate of  
BERYL H. ROGERS, 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 April 24, 2022, or the claims may be forever barred.

REID J. ROGERS  
Personal Representative  
c/o Larry M. Snyder, Esq.  
650 South Cherry Street, Suite 1000  
Denver, CO80246-1812

LARRY M. SNYDER, Esq. Atty. Reg. #: 7667  
Attorney for the Personal Representative  
650 South Cherry Street, Suite 1000  
Denver, CO 80246-1812  
Phone Number:(303) 321-0800  
FAX Number:(303) 468-6039  
E-mail: lmsnyder@firstavelaw.com  
First Publication: December 24, 2021  
Second Publication: December 31, 2021  
Third Publication: January 7, 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: December 31, 2021  
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: December 31, 2021  
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: December 31, 2021  
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: December 31, 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

**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 80112Phone #: 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.

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**

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000092  
To Whom It May Concern: On 10/19/2021 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: PRISCILLA TRUJILLO and FLAVIO TRUJILLO 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): 12/20/2016 Recorded Date of DOT: 1/03/2017 Reception No.of DOT: 2017000318 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$442,500.00 Outstanding Principal Amount as of the date hereof: \$194,568.38 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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: LOT 20, AND THE SOUTH 20 FEET OF LOT 21, BLOCK 14, GARDEN PLACE, ACCORDING TO THE RECORDED PLAT THEREOF, TOGETHER WITH ALL IMPROVEMENTS THEREON, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4481 SHERMAN STREET, DENVER, CO 80216 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 17, 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: 12/24/2021 Last Publication: 1/21/2022 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:12/15/2021 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 #: 21-025890

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000091 To Whom It May Concern: On 10/18/2021 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ROSIE LEE THOMPSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR REVERSE MORTGAGE FUNDING LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: REVERSE MORTGAGE FUNDING LLC Date of Deed of Trust (DOT): 4/13/2018 Recorded Date of DOT: 4/18/2018 Reception No.of DOT: 2018045215 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$622,500.00 Outstanding Principal Amount as of the date hereof: \$236,274.69 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 UNDERSIGNED GIVES NOTICE AND DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST INCLUDING, BUT NOT LIMITED TO THE 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: THE EAST 46 FEET OF LOTS 1 AND 2, BLOCK 31, SCHINNERS'S ADDITION, TALLANTS SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1316 E 24TH AVENUE, DENVER, CO 80205

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 17, 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: 12/24/2021 Last Publication: 1/21/2022 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:12/15/2021 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 #: CO11094

**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:

**12/24/2021:**

| <b>STOCK YEAR</b> | <b>MAKE/MODEL</b>             | <b>VIN</b> |
|-------------------|-------------------------------|------------|
| 231932 2003       | Audi TT                       | 024023     |
| 231233 2004       | BMW X3                        | B20841     |
| 231431 2001       | BMW 330i/330Xi                | S91361     |
| 231850 1988       | BMW 735i AUTOMATIC            | 211299     |
| 231843 1988       | BMW 735i                      | 315630     |
| 231429 2006       | Buick Lucerne CXS             | 213351     |
| 231078 2008       | Chevrolet Impala              | 186820     |
| 231197 2001       | Chevrolet Silverado C2500HD   | 218381     |
| 231242 2001       | Chevrolet Prizm/LSI           | 403245     |
| 231286 2003       | Chevrolet Cavalier            | 210728     |
| 231315 2000       | Chevrolet Cavalier            | 225034     |
| 231570 2004       | Chevrolet K1500 Suburban      | 220307     |
| 231889 2006       | Chevrolet Impala LT           | 380907     |
| 231316 2005       | Chevrolet Equinox LS          | 006774     |
| 231938 2012       | Chrysler 200 Touring          | 176122     |
| 231314 2001       | Dodge Caravan SE              | 153799     |
| 231492 2000       | Dodge Durango                 | 246619     |
| 231287 1999       | Ford F150                     | B92944     |
| 231401 2002       | Ford Escape XLS               | A14527     |
| 231435 2006       | Ford F150                     | B57004     |
| 231436 2008       | Ford Edge SEA07621            |            |
| 231555 2010       | Ford Crown Vic Police Intcptr | 102551     |
| 231718 1995       | Ford 150                      | A39266     |
| 231755 2017       | Ford Fiesta SE                | 135842     |
| 231948 2000       | Ford Contour SE/SE Sport      | 101067     |
| 231574 2000       | Honda Accord EX               | 083541     |
| 231786 1998       | Honda Civic EX                | 013858     |
| 231281 2012       | Hyundai Veloster              | 080102     |
| 231298 2016       | Jaguar F Type                 | K29298     |

|             |                             |               |  |
|-------------|-----------------------------|---------------|--|
| 231799 2005 | Jeep Grand Cherokee         | LAR/COL/FR    |  |
| 566646      |                             |               |  |
| 231175 2005 | Lincoln Navigator           | J13444        |  |
| 231200 1996 | Mazda MX-5 MIATA            | 700555        |  |
| 231430 2007 | Mazda CX-7                  | 102449        |  |
| 231557 2008 | Mazda Mazda3i               | 115849        |  |
| 231277 2007 | Nissan Xterra Off Road/S/SE | 520923        |  |
| 231300 1997 | Nissan Truck King Cab       | SE/KING CA    |  |
| 361528      |                             |               |  |
| 231422 2003 | Nissan Altima/S/SL          | 272801        |  |
| 231667 2018 | Nissan Rogue S/SV           | 529558        |  |
| 231763 2004 | Nissan Altima/S/SL          | 102633        |  |
| 231829 2005 | Nissan Sentra 1.8/1.8S      | 521512        |  |
| 231937 2015 | Nissan Altima 2.5/S/SV/SL   | 155936        |  |
| 231868 1998 | Oldsmobile Aurora           | 119550        |  |
| 231676 2009 | Saturn Vue XR               | 598255        |  |
| 231296 2009 | Scion TC                    | 284184        |  |
| 231900 2003 | Subaru Forester 2.5X        | 722637        |  |
| 231238 2000 | Toyota Corolla VE/CE/LE     | 321504        |  |
| 231487 2004 | Toyota Camry LE/XLE/SE      | 302101        |  |
| 231627 1991 | Toyota Corolla LE/Deluxe    | 093017        |  |
| 231284 2000 | Volkswagen Jetta GL         | 152151        |  |
| 231445 2006 | Volkswagen Jetta            | Value Edition |  |
| 666604      |                             |               |  |
| 216831 2001 | Chevrolet Tahoe             | 123874        |  |

Date of Publication: December 24, 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: 12/24/2021:

| <b>STOCK YEAR</b> | <b>MAKE/MODEL</b> | <b>VIN</b> |
|-------------------|-------------------|------------|
| 230637 2001       | Audi Allroad      | 036255     |
| 230996 2001       | BMW 330XI         | S95719     |

|             |                         |        |
|-------------|-------------------------|--------|
| 231721 2009 | Cadillac CTS            | 155353 |
| 230502 2001 | Chevrolet Blazer        | 114517 |
| 230997 2004 | Chevrolet Impala        | 138704 |
| 231842 2002 | Chrysler Town & Country | 609717 |
| 231727 2009 | Dodge Journey           | 584344 |
| 230182 2013 | Dodge Dart              | 301565 |
| 231433 1995 | Ford Ranger             | A65576 |
| 230206 1999 | Ford Explorer           | B10412 |
| 230369 1981 | Ford F350               | B10285 |
| 230779 1999 | Ford F250               | C01605 |
| 231290 2006 | Ford Taurus             | 185403 |
| 231297 1979 | Ford 100                | FE3989 |
| 231420 2006 | Ford Fusion             | 109358 |
| 231426 1997 | GMC Jimmy               | 553307 |
| 229087 2007 | Honda Civic             | 531063 |
| 231483 2007 | Honda Accord            | 001208 |
| 230939 2011 | Hyundai Sonata          | 200449 |
| 231008 2006 | Hyundai Accent          | 034509 |
| 230068 2008 | Hyundai Sonata          | 367200 |
| 231375 1999 | Jeep Cherokee           | 582629 |
| 230516 2003 | Kia Sedona              | 450713 |
| 230504 2018 | Load Trail Flatbed      | 149613 |
| 230490 2011 | Nissan Maxima           | 859957 |
| 230655 1994 | Nissan Sentra           | 736406 |
| 231970 2003 | Oldsmobile Alero        | 168864 |
| 231226 2008 | Saturn Outlook          | 240201 |
| 230503 2007 | Subaru Impreza          | 504850 |
| 230887 1999 | Subaru Outback          | 635371 |
| 230327 1972 | Toman Travel trailer    | H14202 |
| 231164 1990 | Toyota Corolla          | 098571 |
| 231551 2003 | Toyota Corolla          | 045481 |
| 230646 2010 | Volkswagen Routan       | 166762 |
| 230484 2003 | Volvo C70 HPT           | 036178 |

Date of Publication: December 24, 2021  
 Published: Intermountain Jewish News

**NOTICE OF SALE**

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

| <b>YEAR/MAKE/MODEL</b> | <b>VIN</b> |
|------------------------|------------|
| 1997 VOLKSWAGEN JETTA  | 097525     |
| 2003 FORD EXPLORER     | C70339     |
| 2001 CHEVY SILVERADO   | 215548     |
| 2003 HONDA ODYSSEY     | 138715     |
| 2008 DODGE AVENGER     | 598630     |
| 1999 FORD RANGER       | A04042     |
| 2008 CHEVY AVEO        | 084263     |

Date of Publication: December 24, 2021  
Published: Intermountain Jewish News

**NOTICE OF SALE**

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

| <b>YEAR/MAKE/MODEL</b>   | <b>VIN #</b> |
|--------------------------|--------------|
| 2012 VW JETTA            | 132048       |
| 2006 FORD F150           | A20570       |
| 1997 MITSUBISHI ECCLIPSE | 135197       |
| 1988 GMC SUBURBAN        | 526223       |
| 2003 NISSAN XTERRA       | 639567       |
| 2019 VW TIGUAN M         | 062917       |
| 2003 FORD EXPLORER       | A31660       |
| 2012 DODGE CALIBER       | 506469       |
| 1994 FORD RANGER         | A01666       |
| 1991 FORD RANGER         | B48822       |
| 2004 PONTIAC VIBE        | 410937       |
| 2004 DODGE DURANGO       | 118984       |
| 2001 FORD F-150          | B10434       |
| 2002 SEADOO TRAILER      | 054485       |
| 1997 DUTCHMEN CLASSIC    | 081347       |

Date of Publication: December 24, 2021  
Published: Intermountain Jewish News

**NOTICE OF SALE**

The following individuals are hereby notified that their abandoned vehicles are to be sold at **TOWING DONE RIGHT, LLC**, PUC: T-04884, Address: 5056 E. 48th Avenue, Denver, CO 80216, Phone: 800-TOW-4805.

| <b>Year/Make/Model</b>            | <b>Vin #</b> |
|-----------------------------------|--------------|
| 1994 WHITE TOYOTA 4 RUNNER        | 023480       |
| 2004 WHITE FORD RANGER            | B46432       |
| 2002 BROWN JEEP G. CHEROKEE       | 159648       |
| 1978 WHITE CHEVY EL CAMINO        | 603195       |
| 2001 SILVER MITSUBISHI GALANT     | 057531       |
| 2012 WHITE FORD FOCUS             | 207642       |
| 1989 BURGANDY HONDA GL MOTORCYCLE | 106761       |
| 2013 WHITE KIA OPTIMA             | 243721       |

Date of Publication: December 24, 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>.

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 #: 21-025837

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.**

**Denver Probate Court**

**Case No. 2021PR31626**

**In the Matter of the Estate of**

**TERRY LEE WESORICK a/k/a TERRY L. WESORICK a/k/a  
TERRY WESORICK, 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 April 24, 2022, or the claims may be forever barred.

DAVID ALLEN WESORICK

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: 303-618-2122

Fax: 720-442-8051

E-mail: christopher@gantenbeinlaw.com

First Publication: December 24, 2021

Second Publication: December 31, 2021

Third Publication: January 7, 2022

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@gantenbeinlaw.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: December 31, 2021  
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: December 31, 2021  
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 KARBBER, 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.

#### 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, 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 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