

DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO
Court Address: 1437 Bannock Street
Denver, CO 80202
Court Phone: 720-865-8301

Plaintiff: GRANVILLE HOMEOWNERS ASSOCIATION, INC.

v.

**Defendants: SHAYNA KROSKY; COLORADO HOUSING AND
FINANCE AUTHORITY; and PUBLIC TRUSTEE FOR THE CITY
AND COUNTY OF DENVER**

Case No.: 2021CV033233, Div: 424

SUMMONS

TO THE ABOVE-NAMED DEFENDANTS:

YOU ARE HEREBY SUMMONED and required to file with the Clerk of this Court an answer or other response to the attached Complaint. If service of the Summons and Complaint was made upon you within the State of Colorado, you are required to file your Answer or other response within twenty-one (21) days after service upon you. If service of the Summons and Complaint was made upon you, outside of the State of Colorado, you are required to file your Answer or other response within thirty-five (35) days after service upon you or if served by publication pursuant to C.R.C.P. 4(g). If served by publication, service shall be complete on the day of the last publication. Pursuant to 28 U.S.C. § 2410(b), the time for filing an Answer or other response is extended to sixty (60) days for the United States. Your answer or counterclaim must be accompanied with the applicable filing fee. A copy of the Complaint may be obtained from the Clerk of the Court.

If you fail to file your Answer or other response to the Complaint in writing within the applicable time period, the Court may enter judgment by default against you for the relief demanded in the Complaint without further notice.

This is an action affecting the real property described in the Complaint and is a proceeding *in rem* as well as a proceeding *in personam*.

Dated: October 13, 2021

Respectfully submitted,

ALTITUDE COMMUNITY LAW P.C.

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

Attorney: Kate M. Leason, Reg No. 41025

Jeffrey B. Smith, Reg No. 40490

Firm: Altitude Community Law P.C.

Address: 555 Zang Street, Suite 100

Lakewood, Colorado 80228-1011

Phone Number: 303.432.9999

E-mails: kleason@altitude.law

jsmith@altitude.law

Our File No.: 8093.0116

ATTORNEYS FOR PLAINTIFF Granville

Homeowners Association, Inc.

Address of Plaintiff:

Granville Homeowners Association, Inc.

c/o A.C.C.U.

2140 South Holly Street

Denver, CO 80222

First Publication: December 31, 2021

Last Publication: January 28, 2022

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000093
To Whom It May Concern: On 10/28/2021 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: NIOLA MARIE ORTIZ, HENRY R ORTIZ and HENRY M ORTIZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. "MERS", AS BENEFICIARY, AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-RPL2 Date of Deed of Trust (DOT): 9/18/2006

Recorded Date of DOT: 10/06/2006 Reception No.of DOT: 2006159942 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$103,000.00 Outstanding Principal Amount as of the date hereof: \$79,255.15 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 PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 43 AND 44, BLOCK 1, BURGESS ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 612 UTICA ST., DENVER, CO 80204-2947 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 24, 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: 12/31/2021 Last Publication: 1/28/2022 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: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Attorney File #: CO-21-891515-LL

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

**Denver Probate Court
Case No. 2021PR31724
In the Matter of the Estate of
JOEL IVAN MILLER, 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 May 1, 2022, or the claims may be forever barred.

PAUL MILLER
Personal Representative
800 S. Ogden Ave.
Denver, CO 80209

MICHAEL L. GILBERT, Esq. Atty. Reg. #: 3296
Attorney for the Personal Representative
Michael L. Gilbert, Attorney at Law, P.C.
501 South Cherry Street, Suite 660
Glendale, CO80246
Phone Number: 303-320-4580
FAX Number: 303-320-0648

E-mail: mgillaw@msn.com
First Publication: December 31, 2021
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NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.

**Denver Probate Court
Case No. 21PR31698**

In the Matter of the Estate of

**MICHAEL ANDREW MITCHELL aka MICHAEL A. MITCHELL and
MICHAEL MITCHELL, 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 May 1, 2022, or the claims may be forever barred.

PAULA MITCHELL and ANDRE MITCHELL
Co-Personal Representatives
6910 E. Asbury Ave
Denver, CO 80224

STEPHEN WILSON, Esq. Atty. Reg. #39225
Attorney for PAULA MITCHELL,
Co-Personal Representative
Law Office of Stephen Wilson, LLC
1000 E. 16th Ave., Suite 210
Denver, CO 80218
Phone: 303-586-5005
Fax: 303-223-3479
Email: stephen@wilsonlawcolorado.com
First Publication: December 31, 2021
Second Publication: January 7, 2022
Third Publication: January 14, 2022
Published: Intermountain Jewish News

DISTRICT COURT, CITY AND COUNTY OF DENVER, COLORADO

Court Address: 1437 Bannock St., Room 256, Denver, CO 80202
Case No.: 2021CV30927
Div/Ctrm: 259

Plaintiff: PARKFIELD NORTH COMMUNITY ASSOCIATION, INC.,
a Colorado nonprofit corporation
v.

Defendants: RICARDO RAMIREZ MARTINEZ; NEWREZ LLC
D/B/A SHELLPOINT MORTGAGE SERVICING; WAKEFIELD &
ASSOCIATES, INC.; NORMA RAMIREZ; and the PUBLIC
TRUSTEE FOR THE CITY AND COUNTY OF DENVER

SHERIFF'S NOTICE OF SALE

To the Above-Named Defendants:

Under an Order for Judgment and Decree of Foreclosure entered on August 18, 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., Denver, Colorado 80202 or by calling (720) 865-9556.

Legal description of the real property to be sold at public auction:
LOT 2, BLOCK 6, PARKFIELD FILING NO. 6, CITY AND COUNTY
OF DENVER, STATE OF COLORADO

Also known by street and number as: 5539 North Jasper Street,
Denver, Colorado 80239

Record owner(s) of real property: RICARDO RAMIREZ MARTINEZ
Association/Foreclosing Entity: PARKFIELD NORTH COMMUNITY
ASSOCIATION, INC.

Interest foreclosed: Statutory lien for unpaid assessments per C.R.S. § 38-33.3-316, as perfected by the *Declaration of Parkfield North Planned Community*, recorded on November 30, 2001, at Reception No. 2001203244 in the Clerk & Recorder's Office for the City and County of Denver, Colorado ("Declaration").

More accurately defined in the *ORDER RE: MOTION FOR DEFAULT JUDGMENT & DECREE OF FORECLOSURE*, issued by the Court on August 18, 2021, a certified copy of which was recorded on September 23, 2021, at Reception No. 2021181342 in the Clerk &

Recorder's Office for the City and County of Denver, Colorado ("Order").

Amount of judgment entered on August 18, 2021: \$10,170.06 with post-judgment interest at 21% per annum. The amount of the foreclosed lien is not stagnant.

Amount of foreclosed lien as of October 15, 2021: \$13,186.70

Attorneys for Association: Moeller Graf, P.C.

Attn: Joshua Myers, 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 Sheriff's Office for the City and County of Denver, Colorado, will sell the real property described above and the improvements thereon at 10:00 AM, on the 24TH day of February, 2022 on the front steps of the City and County Building at 1437 Bannock St., Denver, Colorado 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 MADE PAYABLE TO THE DENVER DISTRICT COURT REGISTRY. JUDGEMENT IS IN THE AMOUNT OF \$ 10,170.06.

Date signed: December 2, 2021.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: SERGEANT ERIC MILLER

Attorneys for Plaintiff

MOELLER GRAF, P.C.

Joshua S. Myers, #53309 - jmyers@moellergraf.com

Bujar Ahmeti, #42373

K. Christian Webert, #43739

385 Inverness Parkway, Suite 200

Englewood, Colorado 80112

Office: (720) 279-2568

FAX: (720) 279-2569

First Publication Date: December 31, 2021

Last Publication Date: January 28, 2022

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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000094 To Whom It May Concern: On 10/28/2021 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: CEP PROPERTY, LLC Original Beneficiary: SOUND CAPITAL LOANS, LLC FKA SOUND EQUITY PLATINUM INCOME FUND, LLC Current Holder of Evidence of Debt: SOUND CAPITOL LOANS, LLC FKA SOUND EQUITY PLATINUM INCOME FUND, LLC Date of Deed of Trust (DOT): 1/15/2020 Recorded Date of DOT: 2/11/2020 Reception No.of DOT: 2020018162 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$1,220,000.00 Outstanding Principal Amount as of the date hereof: \$1,552,835.38 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 THAT WERE VIOLATED UNDER THE DEBT, THE DEED OF TRUST, OR BOTH, ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED ARE AS FOLLOWS: DEBTOR FAILED TO MAKE INTEREST PAYMENTS AS PER PROMISSORY NOTE. DEBTOR FAILED TO MAKE MATURITY PAYMENTS AS PER PROMISSORY NOTE. DEBTOR FAILED TO OBTAIN INSURANCE AS PER DEED OF TRUST. DEBTOR FAILED TO PAY STORM DRAINAGE AND SEWER

ASSESSMENTS AS PER DEED OF TRUST, RESULTING IN LIENS RECORDED BY THE PUBLIC WORKS DEPARTMENT OF THE CITY AND COUNTY OF DENVER. 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 75.00 FEET OF LOTS 1 TO 3, INCLUSIVE, FIRST ADDITION TO UNIVERSITY PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

BEING PARCEL B ON THE IMPROVEMENT SURVEY PLAT RECORDED OCTOBER 27, 2014 IN THE OFFICE OF THE CLERK AND RECORDER FOR DENVER COUNTY, COLORADO AT RECEPTION NO. 2014130217 APN: 0524318031000 Which has the address of 3010 E. MEXICO AVE., DENVER, CO 80210

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 24, 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: 12/31/2021 Last Publication: 1/28/2022 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: CLARK HILL, PLC Denver Registration #: 28988 DAVID BUSH, 730 17TH STREET, SUITE 420, DENVER, CO 80212 Phone #: 303-674-7000 Attorney File #: K6504-429336

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

**District Court, Arapahoe County
Case No. 2021PR31082, Division CLX
In the Matter of the Estate of
PAUL L. BOCKMAN, 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 May 1, 2022, or the claims may be forever barred.

JOHN FERGUSON
Personal Representative
1999 Broadway, Ste. 1400
Denver, CO 80202

JOHN A.M. FERGUSON, Jr. #53263
Attorney for the Personal Representative
John Ferguson PLC
1999 Broadway Ste 1400
Denver, CO 80202
720-593-9202

john@johnfergusonplc.com
First Publication: December 31, 2021
Second Publication: January 7, 2022
Third Publication: January 14, 2022

Published: Intermountain Jewish News

**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 #
2009 CHEVROLET COBALT	220646
2004 TOYOTA 4RUNNER	024759
2002 TOYOTA TUNDRA	314549
2007 SATURN ION	101617
2005 HONDA CIVIC	571651
2002 TOYOTA CAMRY	539666
2004 TOYOTA SIENNA	006910
1996 FORD ECONOLINE	A16082
2006 HONDA ACCORD	003561
1984 FORD F150	A30315
2009 SUBARU LEGACY	225053
2014 CHEVROLET CAPTIVA	615134
2007 CHEVROLET COBALT	154160
2015 NISSAN SENTRA	220801
2013 CHEVROLET CAPTIVA	599746
2008 HONDA ELEMENT	003415
2006 CHEVROLET IMPALA	266944
2009 VOLKSWAGEN TIGUAN	003300
2006 VOLKSWAGEN PASSAT	088278
2015 SUPREME CALICLASSIC	AX1952
2013 DODGE AVENGER	616884
2011 HONDA CIVIC	513833
2001 HONDA ODYSSEY	504278
2007 CHRYSLER PT CRUISER	600833
2016 VOLKSWAGEN TIGUAN	054898

1997 SUBARU LEGACY	303136	
2007 BMW M6	798241	
2000 HONDA ACCORD	028394	
2006 JEEP GRAND CHEROKEE		681350
1994 JEEP GRAND CHEROKEE		107601
1997 TOYOTA AVALON	187394	
2000 CHEVROLET SILVERADO		162874
2011 CHEVROLET MALIBU	295006	
2003 NISSAN ALTIMA	252048	
2007 NISSAN XTERRA	506265	
2003 CHEVROLET TRAILBLAZER		229406
2004 VOLKSWAGEN PASSAT	121692	
2006 FORD FOCUS	101478	
2003 CHEVROLET TAHOE	128056	
2000 AUDI A8	005662	

Date of Publication: December 31, 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.2021-000087
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.

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 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.2021-000089
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.

PLEASE TAKE NOTICE:

On December 14, 2021, Rocky Mountain Foods, Inc. filed a Trust Agreement and Assignment for the Benefit of Creditors of Rocky Mountain Foods, Inc. with the Denver District Court, Case No. 21CV033945.

The assets have been assigned pursuant to the Agreement to Aaron A. Garber, solely in his capacity as assignee for Rocky Mountain Foods, Inc.

Notice is hereby given of the assignment; claims shall be mailed to and inquires directed to the assignee at: Aaron A. Garber, Wadsworth Garber Warner Conrardy, P.C., 2580 West Main Street, Suite 200, Littleton, CO 80120. **THE DEADLINE TO FILE CLAIMS IS MARCH 31, 2022.**

First of Publication: December 31, 2021

Second of Publication: January 7, 2022

Third of Publication: January 14, 2022

Fourth of Publication: January 21, 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: 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

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: December 31, 2021

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

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

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

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: 12/31/2021:

STOCK YEAR	MAKE/MODEL	VIN
232103 2003	Acura MDX Touring	527467
232788 2006	Acura TSX	030373
232116 2004	BMW X3 3.0i	C34389
232701 2007	BMW 328i	X78744
232698 1989	Boat Boat	NONE
232230 2004	Buick LeSabre Limited	257632
231686 2002	Chevrolet Malibu LS	250199
232046 2009	Chevrolet Equinox LS AWD	205242
232105 1994	Chevrolet K1500	280035
232114 1999	Chevrolet Silverado C1500	237019
232108 1998	Chevrolet Cavalier	315814
232407 1995	Chevrolet K1500	231909
232272 2005	Chevrolet Cavalier LS Sport	191114
232502 1985	Chevrolet Silverado	140523

232491 2008	Chevrolet Cobalt LT	313101
232688 1998	Chevrolet K1500	249922
232703 2008	Chevrolet Silverado K1500	305688
232225 2006	Chrysler 300	388253
232363 2005	Chrysler Town & Country LX	553496
232815 2005	Chrysler Pacifica Touring	526854
232206 2002	Dodge Ram 1500	199339
232312 2001	Dodge Grand Caravan Sport	262455
232503 2014	Dodge Avenger SE	227375
232709 2007	Dodge Caliber R/T	235630
231838 2012	Ford Escape Limited	C64974
232095 1993	Ford Explorer A80639	
232110 1997	Ford F150	A27667
232112 1972	Ford E300	P28541
232216 2003	Ford Econoline E150	A80340
232302 2008	Ford Fusion SE	249101
232416 1991	Ford F150	A38796
232429 2005	Ford Focus ZX5	143025
232601 1984	Ford Econoline E150	B60675
232598 1998	GMC Sierra K1500	544389
232723 2000	GMC Jimmy	292413
231962 1995	Honda Passport EX/LX	401471
232064 2008	Honda Accord EX-L	011262
232071 2003	Honda Pilot b	522357
232096 2003	Honda Civic SI	404743
232351 2003	Honda Accord LX	701033
232683 2002	Honda Civic EX	098139
232704 2012	Honda Accord EX-L	009768
231288 2015	Interstate West Cargo Trailer	056798
232205 2001	Jaguar Vanden Plas	F29970
231975 2000	Lexus GS 400	025019
232715 2008	Maserati Quattroporte M139	034536
232600 2000	Mercedes-Benz E	037362
231996 2003	Mitsubishi Outlander LS	053146
232015 1999	Nissan Pathfinder LE/SE/XE	370641
232117 2008	Nissan Altima	258358

232223	2003	Nissan Altima SE	100036
232280	2006	Nissan Armada SE/LE700629	
232791	2000	Nissan Xterra XE/SE	608499
232710	1999	Plymouth Grand Voyager SE/EXPRESSO	
235641			
232171	2000	Pontiac Grand AM SE1	826703
232198	2008	Pontiac G6/SE	230380
232748	2013	Ram Ram Truck 1500 SLT	641617
231973	1996	Saturn SL	326736
232273	2002	Saturn L200	507407
232781	2000	Saturn LS1	607538
232186	2016	Subaru Impreza	345124
232425	2001	Subaru Outback	646708
232494	2014	Subaru Legacy 2.5i Premium	031293
232493	1996	Subaru Legacy	206383
232087	2010	Toyota Yaris	279920
232596	2001	Toyota Corolla CE/LE/S	468784
232699	1990	Toyota Short Bed STD	058462
232778	2001	Toyota Camry LE/XLE324722	
232830	2020	trailer trailer	NO VIN
232535	2003	Volkswagen Jetta GLS TDI	588695
232214	2008	Yamaha FZ6-SHG	004603
224687	1998	Chevrolet Blazer	208817
225009	2009	Pontiac G6	050483
224444	2009	Ford Edge	A47175
226022	2009	GMC Savana	902330
225034	2002	Chevrolet Express	239328
226003	1977	trailer camper	CS1711E
225082	1996	Toyota Camry	118393
224890	1999	Dodge Ram	124585
224444	2009	Ford Edge	A47175

Date of Publication: December 31, 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: **12/31/2021**:

STOCK YEAR	MAKE/MODEL	VIN
232822	2000 Cadillac Seville	221942
231980	2002 Chevrolet Silverado	136003
232088	2010 Chevrolet Avalanche	204394
232113	1985 Chevrolet S10253851	
232319	2009 Chevrolet Malibu LS	186530
232106	1995 Dodge RAM 1500	202116
232694	1998 Ford Explorer A53237	
232951	2003 Ford Ranger B07099	
232208	1986 Honda Civic	047204
232109	2003 Nissan Pathfinder	829443
232552	2004 Nissan Sentra	893946
232820	1999 Nissan Sentra 721024	
232684	2002 Volkswagen Passat	276654
229087	2007 Honda Civic	531063

Date of Publication: December 31, 2021
 Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Parker Towing, Inc. Abandoned vehicle sale: Address: P.O. Box 2341, Parker, CO, 80134, Phone: (303) 841-9161.

YEAR/MAKE/MODEL	VIN
2000 Jeep Grand Cherokee	174614
2001 Chrysler PT Cruiser	614704
2005 Dodge Ram	308005
2009 Hyundai Sonata	513613
2003 Mini Cooper td	061464
2003 Toyota Camry	041772
2006 Honda Accord	050332
2011 Dodge Caliber	211229
2002 Buick Century	218934

2006 Toyota Scion 055533
2002 Mercury Grand Marquis 608903
2014 Nissan Murano 525253
2013 H&H enclosed trailer 223295
Date of Publication: December 31, 2021
Published: Intermountain Jewish News

NOTICE OF SALE

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

YEAR/MAKE/MODEL VIN

1998 Volvo Truck Tractor 860766
Date of Publication: December 31, 2021
Published: Intermountain Jewish News

NOTICE OF SALE

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

YEAR/MAKE/MODEL VIN

2001 AUDI A4 132448
2003 CHEVY TAHOE 136635
1993 JEEP WRANGLER 218375
2009 INTERSTATE CARGO 028922
1994 HONDA CIVIC 044165
1964 FORD T-BIRD 181140
1980 CHEVY G10 147195
Date of Publication: December 31, 2021
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.2021-000085 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

**NOTICE OF SALE BY
INTERCEPTOR TOWING & RECOVERY LLC**

P.O. Box 764, Westminster CO80030. Phone: 720-291-3878

The following individuals are hereby notified that their vehicles will be sold at **INTERCEPTOR TOWING & RECOVERY L.L.C.**, P.O. BOX 764, Westminster, CO 80030:

YEAR/MAKE/MODEL VIN #

2003 Acura 3.2TL Sedan-Black	046028
2012 Chevrolet Van-White	189839
1999 Freightliner Corp-Tow Truck-Yellow	F02858
2002 Dodge Ram 1500- Black-	107429
1998 Ford Ranger-PickUp- Gray-	A20278

Date of Publication: December 31, 2021

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

Plaintiff: PARK WASHINGTON CONDOMINIUMS ASSOCIATION, a Colorado non-profit corporation,
v

Defendants: ALICE A. MARSH; LEGACY MORTGAGE ASSET TRUST 2018-RPL2; BANK OF THE WEST; PAUL LOPEZ AS PUBLIC TRUSTEE FOR DENVER COUNTY; STEVE ELLINGTON AS TREASURER FOR DENVER COUNTY; UNKNOWN TENANT(S) IN POSSESSION.

Case Number:
2020CV034282

SHERIFF'S NOTICE OF SALE

Under a Judgment and Decree of Foreclosure entered on September 22, 2021 in the above-captioned action, I am ordered to sell certain real property as follows:

Original Lienee Alice A. Marsh

Original Lienor Park Washington Condominiums Association

Current Holder of the evidence of debt Park Washington Condominiums Association

Date of Lien being foreclosed October 24, 2019

Date of Recording of Lien being foreclosed October 25, 2019

County of Recording Denver

Recording Information 2019149238

Original Principal Balance of the secured indebtedness \$3,504.84

Outstanding Principal Balance of the secured indebtedness as of the date hereof \$28,253.65

Amount of Judgment entered September 22, 2021 \$25,429.66

Description of property to be foreclosed:

Unit 302, Together with the exclusive right to use Parking Space B26 and Storage Space No. 38, according to the Condominium Declaration for Park Washington Condominiums recorded on August 14, 1981, at Reception No. 077050, and First Amendment recorded December 28, 1982, in Book 2716 at Page 294, and the Map thereof recorded on August 14, 1981, at Reception No. 077051, City and County of Denver, State of Colorado.

Also known as: 669 Washington Street, #302, Denver, CO 80203.

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 24, 2022, on the front steps of the City and County Building located 1437 Bannock St., Denver, CO 80202 sell to the highest bidder, 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 made payable to the Denver District Court Registry.

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. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS ARE ATTACHED HERETO.

The name, address and telephone number of each of the attorneys representing the holder of the evidence of the debt is as follows:

Wendy E. Weigler #28419
Winzenburg, Leff, Purvis & Payne, LLP
8020 Shaffer Parkway, Suite 300
Littleton, CO 80127
303-863-1870

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

Date: November 30, 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 31, 2021

Last Publication: January 28, 2022

Published: Intermountain Jewish News

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, CO 80246-1812

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. 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

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