

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

**Denver Probate Court  
Case No. 2021PR30396**

**In the Matter of the Estate of**

**CLAYTON EGLY a/k/a CLAYTON CARL EGLY,  
CLAYTON C. EGLY, and BUTCH EGLY, 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 August 13, 2021, or the claims may be forever barred.

ELIZABETH RIVERA  
Personal Representative  
c/o Kurt E. Walberg, P.C.  
1471 Stuart Street  
Denver, CO 80204  
303-981-1433

KURT E. WALBERG, Esq. Atty. Reg. #: 13023  
Attorney for the Personal Representative  
Kurt E. Walberg, P.C.  
Front Range Estate Planning  
1471 Stuart Street, Denver, CO80204  
Phone Number: 303-981-1433  
FAX Number: 303-839-1133  
E-mail: kurt@kewpc-law.com  
First Publication: April 9, 2021  
Second Publication: April 16, 2021  
Third Publication: April 23, 2021  
Published: Intermountain Jewish News

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

**Arapahoe County Court  
Case No. 2021PR30270**

**In the Matter of the Estate of  
AL TODD, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the ARAPAHOE COUNTY DISTRICT COURT, 7325 South Potomac, Centennial, Colorado 80112 on or before four (4) months from the date of the first publication, or the claims may be forever barred.

WAYNE E. VADEN, Esq. (#21026)  
Attorney for the Personal Representative  
CITY PARK LAW GROUP, LLC  
12075 E. 45th Avenue, Suite 100-B  
Denver, CO80239  
(303) 377-2933 Voice  
(303) 377-2834 Facsimile  
w.vaden@cityparklaw.com E-mail  
First Publication: April 9, 2021  
Second Publication: April 16, 2021  
Last Publication: April 23, 2021  
Published: Intermountain Jewish News

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

**Case No. 2021PR30395  
In the Matter of the Estate of  
HELEN R. BROWN, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the ARAPAHOE COUNTY DISTRICT COURT, 7325 South Potomac, Centennial, Colorado 80112 on or before four (4) months from the date of the first publication, or the claims may be forever barred.

WAYNE E. VADEN, Esq. (#21026)  
Attorney for the Personal Representative  
CITY PARK LAW GROUP, LLC  
12075 E. 45th Avenue, Suite 100-B  
Denver, CO80239  
(303) 377-2933 Voice  
(303) 377-2834 Facsimile  
w.vaden@cityparklaw.com E-mail  
First Publication: April 9, 2021  
Second Publication: April 16, 2021  
Last Publication: April 23, 2021  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
District Court of Jefferson County  
Case No. 2021PR030169  
In the Matter of the Estate of  
BRIAN ALLEN, 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 August 9, 2021, or the claims may be forever barred.

ROBERT ALLEN  
Personal Representative  
2685 Brook Bridge Cv  
Germantown, TN 38138  
JOHN T. SNOW, Esq. Atty. Reg. #: 34957  
JAMES C. HACKSTAFF, Esq. Atty. Reg. #: 13262  
CIARA N. KIMMINAU, Esq. Atty. Reg. #: 53932  
Attorneys for the Personal Representative  
Hackstaff & Snow, LLC  
1601 Blake St. #310  
Denver, CO 80202  
Phone Number:303-534-4317  
FAX Number: 303-534-4309  
First Publication: April 9, 2021  
Second Publication: April 16, 2021  
Third Publication: April 23, 2021  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
District Court, Jefferson County, Colorado  
Case No. 2021PR30467  
Division PR  
In the Matter of the Estate of  
MARION W. RAY, 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 August 16, 2021, or the claims may be forever barred.

JOHN FERGUSON

Personal Representative

1999 Broadway Ste. 1400

Denver, CO80202

JOHN A.M. FERGUSON, Jr. #53263

Attorney for the Personal Representative

John Ferguson PLC

1999 Broadway, Ste. 1400

Denver, CO80202

720-593-9202

jon@johnfergusonplc.com

First Publication: April 16, 2021

Second Publication: April 23, 2021

Third Publication: April 30, 2021

Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION**

**PURSUANT TO §15-12-801, C.R.S.**

**District Court, Jefferson County, Colorado**

**Case No. 2021PR30068**

**In the Matter of the Estate of**

**CAROL ANN WOLFE, 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 August 27, 2021, or the claims may be forever barred.

LEONARD BERENATO, Esq. 13693

Personal Representative

1626 N. Washington St.

Denver, CO80203

LEONARD BERENATO, Esq. Atty. Reg. #: 13693

Attorney for the Personal Representative

1626 Washington Street

Denver, Colorado 80203

Telephone Number:(303)831-1669

Fax Number: (303) 832-4515

E-mail: lberenato@1626washingtonlaw.com

First Publication: April 16, 2021

Second Publication: April 23, 2021

Third Publication: April 30, 2021

Published: Intermountain Jewish News

Denver Probate Court, Denver County, Colorado

1437 Bannock St. #230

Denver, CO 80202

**In the Interest of:** LANDYN SEYMORE

Case Number: 20PR305

**NOTICE OF HEARING BY PUBLICATION PURSUANT**

**TO §15-10-401, C.R.S.**

To: JOSHUA BOWIE/EUGENE JOHNSON

Last Known Address, if any: Joshua Bowie, 5953

Bartonsville Rd. Frederick, Md. 21704 / Eugene Johnson,

Denver Health Medical Center.

A hearing request for permanent guardianship for permanent guardianship for LANDYN SEYMORE request by RICHARD J. LEECH, will be held at the following time and location or at a later date to which the hearing may be continued:

**Date:** May 6, 2021

**Time:** 1 p.m.

**Courtroom or Division:** 300

**Address:** via Webex

The hearing will take approximately 1 hour.

RICHARD J. LEECH

Person Giving Notice

2625 Federal Blvd. #2F

Denver, CO 80211

Phone Number: 720-296-3301

E-mail: seymore.elisha06@gmail.com

First Publication: April 16, 2021

Second Publication: April 23, 2021

Third Publication: April 30, 2021

Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION**

**PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court**

**Case No. 2021PR30391**

**In the Matter of the Estate of**

**JOSEPH ELLIOT PEARLMAN aka JOEY PEARLMAN**

**aka JOSEPH E. PEARLMAN, 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 August 10, 2021, or the claims may be forever barred.

PHILIP A. PEARLMAN & BETTY J. BONA

Co-Personal Representatives

1901 Locust Street

Denver, CO 80220

JOHN A. BERMAN, Esq. Reg. No. 6695

Attorney for the Co-Personal Representatives

1900 Grant St., Suite 750

Denver, Colorado 80203

(303) 832-7645 phone

(303) 832-1188 fax

jab@jaberman.com email

First Publication: April 9, 2021

Second Publication: April 16, 2021

Third Publication: April 23, 2021

Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION**

**PURSUANT TO §15-12-801, C.R.S.**

**District Court of Arapahoe County**

**Case No. 2021PR030309, Division:CLX**

**In the Matter of the Estate of**

**DAVID J. OSTLING, 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 August 9, 2021, or the claims may be forever barred.

MARIA OSTLING  
Personal Representative  
933 S. Geneva St.  
Aurora, CO 80247

JOHN T. SNOW, Esq. Atty. Reg. #: 34957  
JAMES C. HACKSTAFF, Esq. Atty. Reg. #: 13262  
CIARA N. KIMMINAU, Esq. Atty. Reg. #: 53932  
Attorneys for the Personal Representative  
Hackstaff & Snow, LLC  
1601 Blake St. #310  
Denver, CO 80202  
Phone Number: 303-534-4317  
FAX Number: 303-534-4309  
First Publication: April 9, 2021  
Second Publication: April 16, 2021  
Third Publication: April 23, 2021  
Published: Intermountain Jewish News

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: GRACE E MOSLEY; REVERSE  
MORTGAGE SOLUTIONS, INC.; SECRETARY OF  
HOUSING AND URBAN DEVELOPMENT; and PAUL**

**D. LOPEZ AS PUBLIC TRUSTEE FOR THE CITY AND  
COUNTY OF DENVER**

Case No.: 2021CV030719

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: February 26, 2021

Respectfully submitted,  
ALTITUDE COMMUNITY LAW P.C.

Kate M. Leason, #41025

Jeffrey B. Smith, #40490

555 Zang Street, Suite 100

Lakewood, Colorado 80228-1011

303.432.9999

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

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.: 8093.0111

*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).*

First Publication: April 9, 2021

Last Publication: May 7, 2021

Published: Intermountain Jewish News

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

**Denver Probate Court**

**Case No. 2021PR030309, Division:3**

**In the Matter of the Estate of**

**NATALIE A. MOZER, 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 August 9, 2021, or the claims may be forever barred.

ELIZABETH JILL MOZER

Personal Representative

182 S. Lafayette St.

Denver, CO 80209

JOHN T. SNOW, Esq. Atty. Reg. #: 34957

JAMES C. HACKSTAFF, Esq. Atty. Reg. #: 13262

CIARA N. KIMMINAU, Esq. Atty. Reg. #: 53932

Attorneys for the Personal Representative

Hackstaff & Snow, LLC

1601 Blake St. #310

Denver, CO 80202

Phone Number: 303-534-4317

FAX Number: 303-534-4309

First Publication: April 9, 2021

Second Publication: April 16, 2021

Third Publication: April 23, 2021  
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF  
COLORADO  
CIVIL ACTION NO. 2020CV033514

**AMENDED NOTICE OF SHERIFF'S SALE OF REAL  
PROPERTY**

SHADOW WOOD CONDOMINIUM ASSOCIATION,  
INC.,  
Plaintiff,

v.

DENNIS R. HISBROOK; NATIONSTAR MORTGAGE,  
LLC; CITIZENS BANK, NATIONAL ASSOCIATION; and  
PAUL D. LOPEZ AS DENVER CITY AND COUNTY  
PUBLIC TRUSTEE,  
Defendants.

Regarding: Condominium Unit No. 105, Building No. M,  
Shadow Wood Condominiums in accordance with the  
Declaration recorded on June 18, 1979 in Book 1939 at  
Page 46 and First Amendment to said Declaration  
recorded on July 20, 1979 in Book 1964 at Page 639 and  
Condominium Map recorded on June 18, 1979 in Book  
12 at Page 24, Together with the exclusive right to use  
the following Limited Common Elements: Storage Space  
M105, Parking Space 482, City and County of Denver,  
State of Colorado. Also known as 7395 East Eastman  
Avenue Unit 105M Denver, CO 80231.

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  
Sheriff's Department of the County of Denver, State of  
Colorado at 10 o'clock A.M., on the 27th day of May  
2021, at the front steps of the Denver City and County  
Building located at 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.

**PLEASE NOTE THAT THE LIEN BEING FORECLOSED  
MAY NOT BE A FIRST LIEN ON THE SUBJECT  
PROPERTY. Judgment is in the amount of  
\$11,093.34.**

**BIDDERS ARE REQUIRED TO HAVE CASH OR  
CERTIFIED FUNDS PAYABLE TO THE REGISTRY OF  
THE DENVER DISTRICT COURT.**

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

RE: Sheriff Sale of Real Property under Decree of  
Judicial Foreclosure, pursuant to Court Order and C.R.S.  
38-38-101 *et seq.*,  
County of Denver, State of Colorado  
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 December 28,  
2020, and C.R.S. 38-38-101 *et seq.* by SHADOW WOOD  
CONDOMINIUM ASSOCIATION, INC., the holder and  
current owner of liens recorded on November 21, 2016 at

Rec. No. 2016162535 and March 18, 2019 at Rec. No. 2019030910 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 Amended and Restated Condominium Declaration for Shadow Wood Condominiums recorded on October 25, 2005 at Reception #2005180877 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The Declaration establishes a lien for the benefit of Shadow Wood Condominium Association, Inc. against real property legally described as follows:  
Condominium Unit No. 105, Building No. M, Shadow Wood Condominiums in accordance with the Declaration recorded on June 18, 1979 in Book 1939 at Page 46 and First Amendment to said Declaration recorded on July 20, 1979 in Book 1964 at Page 639 and Condominium Map recorded on June 18, 1979 in Book 12 at Page 24, Together with the exclusive right to use the following Limited Common Elements: Storage Space M105, Parking Space 482, City and County of Denver, State of Colorado; And known as 7395 East Eastman Avenue, Unit 105M, Denver, CO 80231.  
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 laws, intent must be directed to or

conducted at the Denver County Sheriff's Office, Civil Division, 201 W. Colfax Ave., Denver, CO 80202.  
You are advised that the parties liable thereon, the owner of the property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto. In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights; therefore, you should read and review all the applicable statutes and laws in order to determine which requisite procedures and provisions control your rights in the subject property.  
All telephone inquiries for information should be directed to the office of the undersigned Sheriff at 720-865-9556. The name, address and telephone number of the attorney representing the legal owner of the above described lien is Kate M. Leason, Esq., Reg No. 41025, Altitude Community Law P.C., 555 Zang Street, Suite 100, Lakewood, Colorado 80228-1011, 303.432.9999.  
DATED: 30th day of March 2021.  
Sheriff Elias Diggins, Denver County Sheriff  
By: Sergeant Eric Miller, Deputy Sheriff Sergeant  
First Publication: April 9, 2021  
Last Publication: May 7, 2021  
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:

<b>YEAR/MAKE/MODEL</b>	<b>VIN #</b>
2016 Hyundai Accent	285757
2004 Nissan Maxima	869315
1998 Ford Explorer	B65025
2004 Ford Expedition	A81006
2008 Chevrolet Malibu	269178
1996 Buick Park Avenue	644776
1997 Dodge Ram Van	B2500 150314
2003 Dodge Grand Caravan	139701
2005 Toyota Camry	082986
1999 Chevrolet Trailblazer	212684
2000 Nissan Maxima	714147
2000 Dodge Grand Caravan	595331
2004 Chevrolet Tahoe	326466
2004 Subaru Forester	765883
2004 Audi A4	002136
1997 Cadillac STS	833544
2004 Oldsmobile Alero	209069
2003 BMW X5	V87971
2002 Lexus GS300	160030
2006 Jeep Commander	140181
2015 Hyundai Sonata	207681

2006 Nissan Sentra	620407
2012 Mazda 3	527402
2002 Infiniti I35	018231
2002 Honda CR-V	083370
1998 Dodge Dakota	650392
2006 Land Rover LR3	372579
2002 Chrysler PT Cruiser	241603
2005 Lincoln Navigator	J16041
2008 Chevrolet Impala	103338
2003 Chevrolet Astro Van	125913
2004 Pontiac Grand Am	133677
2006 Infiniti G35	711975
2004 Mazda 6	N89708
2015 Triumph Motorcycle	637156
2004 Toyota Sienna	090134

Date of Publication: April 23, 2021  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
District Court, Jefferson County, Colorado  
Case No. 2021PR30199  
Division 11, Courtroom 1E  
In the Matter of the Estate of  
JOHN GARY THOMAS, 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 August 16, 2021, or the claims may be forever barred.

DALE GLASCOCK  
Personal Representative  
c/o Loren R. Ginsburg, #13937  
899 Logan Street, Suite 203  
Denver, Colorado 80203

LOREN R. GINSBURG, Esq. Atty. Reg. #: 13937  
Attorney for the Personal Representative  
899 Logan Street, Suite 203  
Denver, Colorado 80203  
Phone Number: 303-837-9284  
Fax Number: 303-837-0311  
E-mail: ginsburglaw@yahoo.com  
First Publication: April 16, 2021  
Second Publication: April 23, 2021  
Third Publication: April 30, 2021  
Published: Intermountain Jewish News

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

**Plaintiff: Parkfield North Community Association,  
Inc., a Colorado nonprofit corporation**

**v.**

**Defendants: Nichole D. Brown; Mortgage Electronic  
Registration Systems, Inc.; Megastar Financial Corp.;  
Colorado Housing and Finance Authority; and Paul  
D. Lopez as the City and County of Denver Public  
Trustee**

**NOTICE OF SHERIFF'S SALE  
CASE NO: 2020CV032290 DIV./CTRM.: 280**

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 November 30, 2020, and C.R.S. §§ 38-38-101 to 401, by the Parkfield North Community Association, Inc., the current holder of a lien recorded with the City and County of Denver Clerk and Recorder on September 13, 2018, at Reception No. 2018116470. The judicial foreclosure is based on a default under the Declaration of the Parkfield North Planned Community recorded with the City and County of Denver Clerk and Recorder on November 30, 2001, in Reception No. 2001203244 ("Declaration"). The Declaration and notices as recorded, establish a lien for the benefit of the Parkfield North Community Association, Inc. - **THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS** – against the property legally described as follows:

LOT 27, BLOCK 12, PARKFIELD FILING NO. 12, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Also known by street and number as: 5533 Laredo Way, Denver, CO 80239.

You may have an interest in the real property being foreclosed 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. The lien being foreclosed may not be a first lien. 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.

The Sheriff's sale has been scheduled to occur at 10:00 a.m. on 27TH day of May, 2021, at the front steps of the City and County Building, 1437 Bannock Street, Denver, Colorado 80202, telephone 720-865-9556. At the sale, the Sheriff will sell the real property described above, and the improvements thereon, 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 TIME OF SALE.**

All telephone inquiries for information should be directed to the office of the undersigned Sheriff at 720-865-9556. The name, address and telephone number of the attorney representing the legal owner of the above described lien is: Gail R. Gudder, #17820, Moeller Graf, P.C., 385 Inverness Parkway, Englewood, CO 80112, telephone (720) 279-2568.

Date: February 23, 2021

Sheriff Elias Diggins,

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Eric Miller

First Publication: April 2, 2021

Last Publication: April 30, 2021

Published: Intermountain Jewish News

#### **NOTICE OF SALE**

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

**Year/Make/Model      Vin #**

Royal Enfield              500490

1984 Toyota Deluxe      034026

Harley Davidson XI 883    161107

Date of Publication: April 23, 2021

Published: Intermountain Jewish News

Denver Probate Court

City and County of Denver, Colorado

Court Address:

1437 Bannock Street  
Denver, CO 80202

**In the Matter of the Estate of:**  
THELMA MAE DENBO, a/k/a THELMA M. DENBO,  
**Deceased.**

Case Number: 2021 PR 30551  
Div.:1, Ctrm.:

**NOTICE OF HEARING WITHOUT APPEARANCE BY  
PUBLICATION**

**PURSUANT TO C.R.P.P. 24 and §15-10-401, C.R.S.**

**\*\*\*\*Attendance at this hearing is not required or  
expected. \*\*\*\***

To: Possible Additional Unknown Heirs  
Last Known Address, if any: Unknown  
A hearing on Petition for Adjudication of Intestacy and  
Formal Appointment of Personal Representative for (brief  
description of relief requested) Order of Intestacy,  
Determination of Heirs and Formal Appointment of  
Personal Representative will be held at the following time  
and location or at a later date to which the hearing may  
be continued:

**Date:** May 24, 2021

**Time:** 8:00 a.m.

**Courtroom or Division:** 1

**Address:** 1437 Bannock Street, Denver, CO  
80202

**\*\*\*\*\* IMPORTANT NOTICE\*\*\*\*\***

Any interested person wishing to object to the requested  
action set forth in the motion/petition and proposed order  
must file a written objection with the court on or before

the hearing and must furnish a copy of the objection to  
the person requesting the court order. JDF 722  
(Objection form) is available on the Colorado Judicial  
Branch website (www.courts.state.co.us). If no objection  
is filed, the court may take action on the motion/petition  
without further notice or hearing. If any objection is filed,  
the objecting party must, within 14 days after filing the  
objection, contact the court to set the objection for an  
appearance hearing. Failure to timely set the objection  
for an appearance hearing as required will result in  
further action as the court deems appropriate.

**VERIFICATION**

I declare under penalty of perjury under the law of  
Colorado that the foregoing is true and correct.  
Executed on the 12th day of April, 2021, at Denver,  
Colorado.

Type or Print name of Person Giving Notice

James A. Kaplan, Atty. Reg. #: 7741

Machol & Johannes, LLC

700 Seventeenth Street, Suite 200

Denver, CO 80202

Phone Number:(303) 830-0075

FAX Number:(303) 416-8717

E-mail:James.Kaplan@mjfirm.com

First Publication: April 16, 2021

Second Publication: April 23, 2021

Third Publication: April 30, 2021

Published: Intermountain Jewish News

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: PATRICIA L BUTTON; NATIONSTAR MORTGAGE, LLC; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC., HOME EQUITY LOAN TRUST 2006-HSA2, HOME EQUITY LOAN-BACKED TERM NOTES, HOME EQUITY LOAN-BACKED VARIABLE FUNDING NOTES; and PAUL D LOPEZ AS PUBLIC TRUSTEE FOR THE CITY AND COUNTY OF DENVER**

Case No.: 2021CV030182

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: January 18, 2021

Respectfully submitted,  
ALTITUDE COMMUNITY LAW P.C.

Kate M. Leason, #41025

Jeffrey B. Smith, #40490

555 Zang Street, Suite 100

Lakewood, Colorado 80228-1011

303.432.9999

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  
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.: 8093.0108  
*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).*  
First Publication: April 9, 2021  
Last Publication: May 7, 2021  
Published: Intermountain Jewish News

**NOTICE OF SALE**

The following individuals are hereby notified that their vehicles are to be sold at Wyatt's, Lone Star, Boulder Valley Towing, and Klaus' Towing abandoned vehicle sale: Address: 5130 Brighton Boulevard, Denver, CO 80216, Phone: (303) 777-2448. \*\*Sale Date: **04/23/2021**:

<b>STOCK VIN</b>	<b>YEAR</b>	<b>MAKE/MODEL</b>	
1989612005	Acura MDX Touring	536464	
1991772001	Acura 3.2 TL	025401	

1990012002	BMW 325XI	F65963	
1990322004	Cadillac SRX	173689	
1982232021	Camper Camper	NO VIN	
1983652016	Cargo Craft Cargo Trailer	043032	
1988691974	Chevrolet K5/K10 Blazer	4WD	
	113859		
1990132005	Chevrolet Trailblazer	EXT LS/LT	
	120678		
1990381999	Chevrolet Lumina/LS	277689	
1993252006	Chevrolet Cobalt LS	865372	
1993491993	Chevrolet K1500	242751	
1993602003	Chevrolet K1500	Suburban	
	124776		
1994262010	Chevrolet Cobalt LS	212267	
1989981995	Dodge Ram 1500	361570	
1991401999	Dodge Durango	506764	
1991431973	Dodge B 30 Sportsman	042152	
1992631991	Dodge Dynasty	269244	
1990341995	Ford Escort LX/Sport	186939	
1991342011	Ford Fiesta SE	162427	
1991381992	Ford F250	A42870	
1991412008	Ford Focus SE/SEL/SES	146186	
1993262009	Ford Focus SE	200129	
1993462010	Ford Fusion Sport	250417	
1994822004	Ford Mustang	194693	
1988752002	Haulmark Trailer	019882	
1988792016	Haulmark Trailer	305228	
1980072008	Honda Civic SI	711293	
1989342003	Honda Accord EX	041182	
1993681997	Honda CR-V LX	034061	

1994602003	Honda Civic LX	083296
1994722014	Hyundai Accent GLS/SE	765919
1991761995	Isuzu Truck	202544
1991132021	Karavan Trailer	homemade 531269
1991462011	Keystone Passport Express Camp Trailer	412067
1987432015	Kia Soul	763774
1989442001	Lexus ES 300	317682
1990182003	Mazda Protege	DX/LX/ES 189549
1994682000	Mercedes-Benz SLK 230	153403
1989512002	Nissan Sentra	700272
1990052015	Nissan Rogue S/SL/SV	872068
1990171992	Nissan Sentra SE-R	746028
1988871993	Road Systems 19â?™ Semi Trailer	000937
1993652006	Saturn Ion Level 2	154395
1991482006	Scion XA	002118
1990081999	Subaru Legacy	263292
1988772002	Toyota Corolla CE/LE/S	552123
1992121998	Toyota Camry	CE/LE/XLE 045599
1989652008	Volkswagen Passat	Komfort 129090

Date of Publication: April 23, 2021  
Published: Intermountain Jewish News

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

**District Court of Arapahoe County, Colorado  
Case No. 2021PR30368  
In the Matter of the Estate of  
MONTE C. CASLEY aka MONTY C. CASEY,  
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 August 23, 2021, or the claims may be forever barred.

JOHN A.M. FERGUSON  
Personal Representative  
1999 Broadway Ste. 1400  
Denver, CO80202

JOHN A.M. FERGUSON, Jr. #53263  
Attorney for the Personal Representative  
John Ferguson PLC  
1999 Broadway, Ste. 1400  
Denver, CO80202  
720-593-9202  
john@johnfergusonplc.com  
First Publication: April 23, 2021  
Second Publication: April 30, 2021  
Third Publication: May 7, 2021  
Published: Intermountain Jewish News

DISTRICT COURT, CITY & COUNTY OF DENVER  
STATE OF COLORADO  
1437 Bannock Street, Room 256  
Denver, Colorado 80202

Case Number: 20CV000299  
Div. 259 Ctrm.

SHERIFF'S NOTICE OF SALE

Plaintiff: SAM Argyropoulos

v.

Defendant: JOHN VASQUEZ

Under a Judgment that entered August 12, 2020, *nunc pro tunc* to July 20, 2020, I am selling certain real property, as follows:

Original Judgment Creditor: Sam Argyropoulos

Judgment Debtor: John Vazquez

Current Judgment Creditor: Sam Argyropoulos

Date of Judgment: August 12, 2020, *nunc pro tunc* to July 20, 2020 (originally entered in Los Angeles County, California on March 17, 2011)

Date of Recording of Judgment: August 17, 2020

County of Recording: Denver County, Colorado

Recording Information: Reception No. 2020128554

Original Judgment Amount: \$222,119.73

Outstanding Judgment Amount as of the date hereof: \$456,199.31

Legal description of property to be foreclosed

SEE ATTACHED EXHIBIT A

Common description of property to be foreclosed

2635 East Alameda Avenue, Denver Colorado 80209.

THE PROPERTY TO BE SOLD AND DESCRIBED

HEREIN IS ALL OF THE PROPERTY CURRENTLY

ENCUMBERED BY THE LIEN OF THE JUDGMENT.

**THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.**

The Judgment remains unsatisfied and judgment holder is enforcing its remedies under law including, without limitation, levy, execution and sale of the property. IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT PURSUANT TO § 38-38-103.1, C.R.S., OR THE PROHIBITION ON DUAL TRACKING PURSUANT TO § 38-38-103.2, C.R.S., YOU MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE CFPB, OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

CONTACT INFORMATION FOR THE COLORADO ATTORNEY GENERAL: Colorado Department of Law, Ralph L. Carr Judicial Building, 1300 Broadway, 10th Floor, Denver, Colorado 80203, Telephone: (720) 508-6000, Facsimile: (720) 508-6030.

CONTACT INFORMATION FOR THE CFPB: Consumer Financial Protection Bureau, P.O. Box 2900, Clinton, Iowa 52733-2900, Telephone (855) 411-2372, Facsimile: (855) 237-2392

NOTICE OF SALE

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10:00 o'clock A.M., on Thursday, April 11, 2019, on the front steps of the City and County Building, 1437 Bannock Street, Denver, Colorado 80202, sell to the highest and best bidder, the said real property described above, and all interest of said Judgment Debtor and the heirs and assigns of said Judgment Debtor therein, 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 THEIR HIGHEST BID AT TIME OF SALE. CERTIFIED FUNDS ARE PAYABLE TO THE REGISTRY OF THE DENVER DISTRICT COURT**

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 STATUTES 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 DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS ARE ATTACHED HERETO.

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

Aaron J. Conrardy, #40030, Lacey S. Bryan, #51908, Wadsworth Warner Conrardy, P.C., 2580 West Main Street, Suite 200, Littleton, Colorado 80120, telephone: (303) 296-1999.

INTENT to cure or redeem, as provided by the aforementioned laws, must be directed to or conducted at the Denver Sheriff's Department, 201 West Colfax Avenue, First Floor Atrium, Denver, Colorado 80202.

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

This Sheriff's Notice of Sale is signed March 23, 2021.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Eric Miller

**EXHIBIT A**

Legal Description

**A parcel of land being a part of Tract 7, Miller Park, located in the Southwest quarter of Section 12, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows: Commencing at the Southeast corner of Tract 7, Miller Park, and considering the South line of said Tract 7 to bear North 89°41'11" West, with all bearings contained herein relative thereto; thence North 89°41'11" West. Along said South line, a distance of 20.00 feet to the Point of Beginning; thence continuing North 89°41'11" West, along said South line, a distance of 62.50 feet; thence North 00°00'09" East, a distance of 102.00 feet; thence South 89°59'51" East, a distance of 62.50 feet; thence South 00°00'09" West, along a line 20.00 feet Westerly distance, when measured at right angles, and parallel with the Easterly line of said Tract 7, a distance of 102.34 feet to the Point of Beginning, City and County of Denver, State of Colorado.**

**Otherwise identified or referred to as 2635 East Alameda Avenue, Denver, Colorado 80209 (the "Property").**

First Publication: April 23, 2021

Last Publication: May 21, 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: **04/23/2021**:

<b>STOCK VIN</b>	<b>YEAR</b>	<b>MAKE/MODEL</b>
1991442001	BMW X5	H20556
1990262005	Buick LaCrosse CX	271068
1993522007	Buick LaCrosse	127552
1990522006	Chevrolet Cobalt Coupe	875919
1987302005	Chrysler PT Cruiser	336511
1989932010	Chrysler Sebring	137211
1992052015	Ford Escape	C55232
1991491997	Ford Ranger	A45303
1993672010	Ford Edge SEL	A76419
1994001999	Honda Civic	527305
1993472002	Honda Civic	003085
1993591995	Honda Civic	542235
1993421997	Infiniti Q45/Q45T	301644
1989681998	Jeep Cherokee	282315
1992652007	Jeep Liberty Sport	707214

1989872000	Lexus ES300	103826
1991392006	Lincoln Town Car L	616421
1991372004	Mazda Mazda3	153846
1991352001	Mercury Cougar V6	604943
1993642002	Nissan Altima	151129
1993572004	Pontiac Grand AM	105320
1992701995	SAAB 900 S	025333
1993451998	Subaru Forester	757696
1993662004	Subaru Legacy	211911
1982262012	Toyota Yaris	538640
1993631994	Volkswagen Jetta	022288
1989912009	Yamaha Majesty	009007

Date of Publication: April 23, 2021

Published: Intermountain Jewish News

District Court, Adams County, Colorado  
1100 Judicial Center Dr.  
Brighton, CO 80601

**In the Interest of: DONAGAIL PACHELO also known as DONAGAIL A. PACHELO and DONAGAIL AUDREY PACHELO**

**Ward/Protected Person**

Case Number: 2020PR31077

Division: T Courtroom: 403

**NOTICE OF HEARING BY PUBLICATION PURSUANT TO §15-10-401, C.R.S.**

To: BRANDY DOE, daughter of DONAGAIL PACHELO also known as DONAGAIL A. PACHELO and DONAGAIL AUDREY PACHELO.

Last Known Address, if any: NONE

A hearing on the Petition for Appointment of Conservator for Adult (title of pleading) for (brief description of relief requested) appointing a permanent professional Conservator will be held at the following time and location or at a later date to which the hearing may be continued:

**Date:** June 1, 2021

**Time:** 9:00 AM

**Courtroom or Division:** T

**Address:** 1100 Judicial Center Drive, Brighton, CO80601

The hearing will take approximately 30 minutes.

JENNIFER M. HANSON

Person Giving Notice

6931 Broadway, Denver, CO80221

QUICK LAW, LLC

Attorney for Petitioner:

Masayo Quick, Atty. Reg. #: 37021

Mailing address:

2254 Bison Drive

Security, CO80911

Phone Number: 720-515-2259

E-mail: mquicklaw@rocketmail.com

First Publication: April 23, 2021

Second Publication: April 30, 2021

Third Publication: May 7, 2021

Published: 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

**SUMMONS BY PUBLICATION**

THE PEOPLE OF THE STATE OF COLORADO

**TO THE ABOVE-NAMED DEFENDANT: DOUGLAS  
TAPIA**

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

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

This is an action for judicial foreclosure of an assessment lien in and to the real property situated in Denver County, Colorado, more particularly described on Exhibit A, attached hereto and by this reference made a part hereof.

**Exhibit A**

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.

Dated: March 16, 2021

Attorneys for Plaintiff:

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

Wendy E. Weigler, #28419

Address: 8020 Shaffer Parkway, Suite 300

Littleton, CO 80127

Phone Number: (303) 863-1870

**This Summons is issued pursuant to Rule 4(h),**

**Colorado Rules of Civil Procedure**

First Publication: April 16, 2021

Last Publication: May 14, 2021

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY,  
COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

**Plaintiff:** SHERMAN SQUARE CONDOMINIUM

ASSOCIATION, INC., a Colorado non-profit corporation,

**Defendants:** SANDRA KAY SCHONEMAN; STEVE

ELLINGTON AS TREASURER FOR DENVER COUNTY;

UNKNOWN TENANT(S) IN POSSESSION.

Case Number: 2020CV033823

**SHERIFF'S NOTICE OF SALE**

Under a Judgment and Decree of Foreclosure entered on January 19, 2021 in the above- captioned action, I am ordered to sell certain real property as follows:

Original Lienee Sandra Kay Schoneman

Original Lienor Sherman Square Condominium Association, Inc.

Current Holder of the evidence of debt Sherman Square Condominium Association, Inc.

Date of Lien being foreclosed December 2, 2019

Date of Recording of Lien being foreclosed December 6, 2019

County of Recording Denver

Recording Information 2019171306

Original Principal Balance of the secured indebtedness \$2,554.86

Outstanding Principal Balance of the secured indebtedness as of the date hereof \$18,926.11

Amount of Judgment entered January 19, 2021 \$17,180.45

Description of property to be foreclosed:

Condominium Unit 205, together with a right to use Parking Space 17 and Storage Space 13, Sherman Square Condominiums, according to the Condominium Map thereof, recorded on August 1, 1996, under Reception No. 9600106356, and amendment thereto recorded on October 31, 1996, under Reception No. 9600150433, and amendment thereto recorded on June 10, 1997, under Reception No. 9700074402, 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 the Condominium Declaration for Sherman Square Condominiums, recorded on May 15, 1996, under Reception No. 9600065135, and First Amendment to Condominium Declaration, recorded October 31, 1996, under Reception No. 9600150432, in said records. City and County of Denver, State of Colorado. Also known as: 830 Sherman Street, #205, 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 17TH day of June, 2021, on the front steps of the Denver City & County building, located at 1437 Bannock St., Denver, CO 80202 sell to the highest and best 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 by noon on the day of the sale.

Certified funds are payable to the Registry of The Denver District Court.

**BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS TO COVER THEIR HIGHEST BID AT TIME OF SALE. CERTIFIED FUNDS ARE PAYABLE TO THE REGISTRY OF THE DENVER DISTRICT COURT.**

#### 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:

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: March 24, 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: April 23, 2021  
Last Publication: May 21, 2021  
Published: Intermountain Jewish News

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

**Denver Probate Court  
Case No. 2021PR30585**

**In the Matter of the Estate of  
MARY MULLARKEY, aka MARY JANE MULLARKEY,  
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 August 23, 2021, or the claims may be forever barred.

TOM KORSON  
Personal Representative  
5757 East 22nd Avenue  
Denver, CO 80207

MICHAEL L. GILBERT, Esq. Atty. Reg. #: 3296  
Attorney for the Personal Representative  
Attorney at Law, P.C.

501 South Cherry Street, Suite 660  
Glendale, CO 80246  
Phone Number: 303-320-4580  
FAX Number: 303-320-0648  
E-mail: mgillaw@msn.com  
First Publication: April 23, 2021  
Second Publication: April 30, 2021  
Third Publication: May 7, 2021  
Published: Intermountain Jewish News

DISTRICT COURT, DOUGLAS COUNTY, STATE OF  
COLORADO

4000 Justice Way  
Castle Rock, CO 80109

**IN THE MATTER OF THE PETITION OF:  
CHRISTOPHER CARACOSTAS,  
FOR THE ADOPTION OF A CHILD,  
AND CONCERNING:**

**LUCAS JAMES JOHNSON, Respondent.**

Case Number: **2021 JA 34**

**NOTICE OF ADOPTION PROCEEDING AND  
SUMMONS TO RESPOND  
PURSUANT TO §19-5-105(5), C.R.S.**

**To the above named Respondent:**

You are hereby notified that a Petition for Stepparent Adoption has been filed and if you wish to respond to the Petition, you must file your Response with the clerk of this Court within 35 days after this Notice is served on you. Service of this Summons shall be complete on the

first day of publication. A copy of the Petition(s) may be obtained from the Clerk of the Court.

Your response must be accompanied by the applicable filing fee of \$192.00.

Your failure to file a Response, or to appear, within 35 days after service, and, in the case of an alleged father, your failure to file a claim of paternity under Article 4 of Title 19, C.R.S., within 35 days after service, if a claim has not previously been filed, may likely result in termination of your parental or your alleged parental rights to the minor child without further notice.

This is an action for an adoption pursuant to C.R.C.P. 19-5-105.

Date: April 21, 2021

Emily Vanderlaan, #55293

Attorney for Petitioner

ROBINSON & HENRY, P.C.

Emily M. Vanderlaan, #55293

Marlana A. Caruso, # 41175

7555 E. Hampden Ave., Suite 600

Denver, CO 80231

Phone: 720-688-0944

Email: emily@robinsonandhenry.com

Email: marlana@robinsonandhenry.com

First Publication: April 23, 2021

Last Publication: May 21, 2021

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY,  
COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

**Plaintiff:** PARK HILL PLACE CONDOMINIUMS ASSOCIATION, INC., a Colorado non-profit corporation  
**Defendants:** LILY B. JOU; STEVE ELLINGTON AS TREASURER FOR DENVER COUNTY; UNKNOWN TENANT(S) IN POSSESSION.

Case Number: 2020CV032771

**SHERIFF'S NOTICE OF SALE**

Under a Judgment and Decree of Foreclosure entered on January 4, 2021 in the above-captioned action, I am ordered to sell certain real property as follows:

Original Lienee Lily B. Jou

Original Lienor Park Hill Place Condominiums Association, Inc.

Current Holder of the evidence of debt Park Hill Place Condominiums Association, Inc.

Date of Lien being foreclosed February 24, 2020

Date of Recording of Lien being foreclosed February 25, 2020

County of Recording Denver

Recording Information 2020027000

Original Principal Balance of the secured indebtedness \$1,012.75

Outstanding Principal Balance of the secured indebtedness as of the date hereof \$19,538.33

Amount of Judgment entered January 4, 2021

\$18,045.33

Description of property to be foreclosed:

Condominium Unit 5-1535, Park Hill Place Condominiums, according to the Declaration recorded

January 16, 2001 at Reception No. 2001006298 and the Condominium Map recorded in Book C49 at Page 87 at Reception No. 2001068168 of the records of the Clerk and Recorder, City and County of Denver, State of Colorado. Also known as: 1535 Hudson Street, #5, Denver, CO 80220.

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 17TH day of June, 2021, on the front steps of the Denver City & County building, located at 1437 Bannock St., Denver, CO 80202 sell to the highest and best 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 by noon on the day of the sale.

**BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS TO COVER THEIR HIGHEST BID AT TIME OF SALE. CERTIFIED FUNDS ARE**

**PAYABLE TO THE REGISTRY OF THE DENVER DISTRICT COURT.**

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:

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: March 24, 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



*Intermountain Jewish News*  
Legal Notices, April 23, 2021

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Littleton, CO 80127  
Phone Number: (303) 863-1870  
First Publication: April 23, 2021  
Last Publication: May 21, 2021  
Published: Intermountain Jewish News