

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
District Court of Grand, County, Colorado
Case No. 2021PR030018
Division: 1, Courtroom: 1
In the Matter of the Estate of
HAROLD M. MATUSZAK, 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 Grand, County, Colorado, on or before September 7, 2021, or the claims may be forever barred.

DARLENE M. DEVEREAUX
Personal Representative
4750 S. Dudley St., #21
Littleton, CO80123

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: May 7, 2021
Second Publication: May 14, 2021
Third Publication: May 21, 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 TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Denver Probate Court

Case No. 2021PR30410

Division: 3

In the Matter of the Estate of

FALECIA A. SCHNEIDER, 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 September 14, 2021, or the claims may be forever barred.

MARY BURKS

Personal Representative

4550 W. 9th Ave., Apt. 916

Denver, CO 80204

J. AARON ATKINSON, Esq. Atty. Reg. #: 34564

BAILEY C. POMPEA, Esq. Atty. Reg. #: 48597

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: May 14, 2021
Second Publication: May 21, 2021
Third Publication: May 28, 2021
Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF
NAME**

Case No. 21C00236, Courtroom 175

Public Notice is given on April 30, 2021 that a Petition for a Change of Name has been filed with the Denver County Court.

The Petition requests that the name of ANDREA RENEE EVANS be changed to AUNDREA RENEE EVANS

Terrie Langham, Clerk of the Court

First Publication: May 7, 2021

Second Publication: May 14, 2021

Third Publication: May 21, 2021

Published: Intermountain Jewish News

DISTRICT COURT, Denver COUNTY, STATE OF
COLORADO

CIVIL ACTION NO. 2020CV033796

DIVISION NO. 215

NOTICE OF SHERIFF'S SALE

Plaintiff, Governor's Place Condominium Association

v.

Defendants, EMILY M. LARSON et al

Regarding: Residence 808, Together With An Undivided .92 Percent Interest In The Common Elements, And The Exclusive Right To Use Parking Space 115, Governor's Place, According To The Condominium Declaration For Governor's Place Recorded In Book 1999 At Page 229, And The Map Thereof Recorded In Book 16 At Page 14, All In The City And County Of Denver, Colorado.

Also known as: 800 Pearl St #808, Denver CO 80203
TO THE ABOVE NAMED DEFENDANTS, Please take notice:

You and each of you are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the Civil Division of the Sheriff's Office of Denver County, Colorado at 10:00 A.M., on the 24th, day of June, 2021, **at the front steps of the Denver City and County Building, 1437 Bannock Street, Denver, CO 80202** ; phone number 720-865-9556. At which sale, the above described real property and improvements thereon will be sold to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale.

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

For the purpose of paying off, curing the default, or redemption as provided by the aforementioned laws, intent must be directed to or conducted at the Denver

County Sheriff's Office, Civil Division, 201 W. Colfax Ave., Denver, CO 80202.

PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY. JUDGEMENT IS IN THE AMOUNT OF \$8,986.15.

**JUDGEMENT IS IN THE AMOUNT OF
NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM**

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 February 19, 2021, and C.R.S. 38-38-101 et seq., by Governor's Place Condominium Association, the current holder of a lien recorded on July 26, 2019 at Rec. No. 2019097106, in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The judicial foreclosure is based on a default under the Amended and Restated Condominium Declaration for Governor's Place recorded on May January 7, 1980 at Reception No. 2003003726 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The Declaration and notices, as recorded, establish a lien for the benefit of Governor's Place Condominium Association, **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS.**

You may have an interest in the real property being affected, or have certain rights or suffer certain liabilities or loss of your interest in the subject property as a result

of said foreclosure. You may have the right to redeem the real property or you may have the right to cure a default under the instrument being foreclosed. Any Notice of Intent to Cure must be filed no later than fifteen (15) calendar days prior to the date of the foreclosure sale.

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.

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

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

DATED in Colorado this 31st, day of March, 2021.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Eric Miller

ATTORNEY FOR THE PLAINTIFF:

ORTEN CAVANAGH & HOLMES, LLC

1445 Market Street, Suite 350

Denver, CO 80202
First Publication: April 30, 2021
Last Publication: May 28, 2021
Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF
NAME**

Case No. 21C00324, Courtroom 175

Public Notice is given on April 30, 2021 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 BENJAMIN MATTHEW WATERS be changed to BENJAMIN MATTHEW TEEVAN

Clerk of the Court/Deputy Clerk

First Publication: May 7, 2021

Second Publication: May 14, 2021

Third 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. 2021PR30622

In the Matter of the Estate of

DANIEL JUDE CAHILL; a/k/a DANIEL J. CAHILL; a/k/a DANIEL CAHILL; and a/k/a DAN CAHILL, 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 September 24, 2021, or the claims may be forever barred.

ELIZABETH A. CAHILL

Personal Representative

c/o Golden Legal Advice, Inc.

P.O. Box 16545

Golden, CO 80402

CHRISTOPHER C. O'DELL, Esq. No. 10638

Attorney for the Personal Representative

Golden Legal Advice, Inc.

P.O. Box 16545

Golden, CO80402

Phone Number:303-921-4555

E-mail: chris.odell@comcast.net

First Publication: May 21, 2021

Second Publication: May 28, 2021

Third Publication: June 4, 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

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

**PUBLIC NOTICE OF PETITION FOR CHANGE OF
NAME**

Case No. 21C00352, Courtroom 186

Public Notice is given on May 4, 2021 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 ANDREA PAIGE CARPENTIER be changed to PAIGE CARPENTIER BARKER.

Clerk of the Court/Deputy Clerk

First Publication: May 7, 2021

Second Publication: May 14, 2021

Third 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

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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
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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. 2021PR30490
In the Matter of the Estate of
STARR GRUENWALD, 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 September 7, 2021, or the claims may be forever barred.

ROBERT J. HERCHER
Personal Representative
2679 W. Main St., Ste. 300-718
Littleton, CO80120

ROBERT J. HERCHER, Esq. Atty. Reg. #: 44570
Attorney for the Personal Representative
2679 W. Main St., Ste 300-718
Littleton, CO80120
Phone Number:303-257-1321
E-mail: bob@rjhercher.com
First Publication: May 7, 2021
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Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2021PR30607
In the Matter of the Estate of
ROSE HILL aka ROSE M. HILL aka ROSE MARIE
HILL, 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 September 15, 2021, or the claims may be forever barred.

BARBARA ANN JONES

Personal Representative
6201 Shoup Avenue, No. 64
Woodland Hills, CA 91367
ALAN E. KARSH, Esq. Atty. Reg. #: 1620
Attorney for the Personal Representative
Karsh Gabler Call PC
1546 Cole Blvd., Bldg. 5, Ste. 100
Lakewood, CO 80401
Phone Number: 303-759-9669
E-mail: akarsh@karshgabler.com
First Publication: May 14, 2021
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Third Publication: May 28, 2021
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
District Court, Arapahoe County, Colorado
Case No. 2021PR030436, Division CLX
In the Matter of the Estate of
GARY W. VANN, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court, Arapahoe County, Colorado, on or before September 14, 2021, or the claims may be forever barred.

BRADLEY J. FRIGON, Esq. Atty. Reg. #: 27883
Attorney for the Personal Representative
Law Offices of Bradley J. Frigon
PO Box 271621

Littleton, CO 80127
(720) 200-4025
First Publication: May 14, 2021
Second Publication: May 21, 2021
Third Publication: May 28, 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. 21PR30257
In the Matter of the Estate of
GREGORY SCOTT COASH, 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 September 14, 2021, or the claims may be forever barred.

ROBERT J. HERCHER
Personal Representative
2679 W. Main St., Ste. 300-718
Littleton, CO80120

ROBERT J. HERCHER, Esq. Atty. Reg. #: 44570
Attorney for the Personal Representative
2679 W. Main St., Ste 300-718
Littleton, CO80120
Phone Number:303-257-1321
E-mail: bob@rjhercher.com
First Publication: May 14, 2021
Second Publication: May 21, 2021

Third Publication: May 28, 2021
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2021PR030611**

**In the Matter of the Estate of
THOMAS EDWARD SIKORA aka THOMAS E. SIKORA
aka THOMAS SIKORA aka TOM E. SIKORA aka TOM
SIKORA, 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 September 14, 2021, or the claims may be forever barred.

MARK C. CALLAGHAN
Personal Representative
c/o Capello & Associates, PLLC
891 14th Street #3909
Denver, CO 80202

JOSEPH F. CAPELLO, Esq. Atty. Reg. #30365
Attorneys for the Personal Representative
Capello & Associates, PLLC
891 14th Street #3909
Denver, Colorado 80202
First Publication: May 14, 2021
Second Publication: May 21, 2021
Third Publication: May 28, 2021
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2021PR30584
In the Matter of the Estate of
JAMES W. WICKLAND a/k/a JAMES WICKLAND,
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 September 17, 2021, or the claims may be forever barred.

JANIE M. DE LAY
Personal Representative
c/o Golden Legal Advice, Inc.
P.O. Box 16545
Golden, CO 80402

CHRISTOPHER C. O'DELL, Esq. No. 10638
Attorney for the Personal Representative
Golden Legal Advice, Inc.
P.O. Box 16545
Golden, CO80402
Phone Number:303-921-4555
E-mail: chris.odell@comcast.net
First Publication: May 14, 2021
Second Publication: May 21, 2021
Third Publication: May 28, 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: **05/21/2021:

STOCK VIN	YEAR	MAKE/MODEL
2020961995		Acura Integra 008158
2018272010		Chevrolet HHR 561604
2019532011		Chevrolet Cruze 278954
2026672010		Chrysler Town & Country 346414
2022781997		Ford Crown Victoria 136290
2026732006		Ford F150 A67942
2020751999		Ford Ranger B63227
2020831990		Ford Ranger A12007
2025631999		Ford Taurus ACZQ42
2020862004		Ford F150 A70194
2026851999		GMC Yukon 920204
2027931996		Honda Accord 169481
2027131999		Honda Accord 030677
2018171998		Honda Civic 523909
2018201995		Honda Civic 520763
2020702000		Honda Accord 027464
2021142002		Honda Accord 082003
2022292006		Honda CR-V 016795
2022422002		Hyundai Santa Fe 332576
2024262003		Kia Optima 230961
2019662000		Nissan Altima 171698
2024222004		Oldsmobile Alero 195687

2021171973	Open Road RV	36370
2019412004	Pontiac Grand Am	256720
2022492004	SAAB 95 ARC	012408
2021002004	Saturn Ion	165608
2025722009	Scion XD	040457
2022462000	Subaru Outback	625250
2027892002	Suzuki Aerio	100644
2028001995	Toyota Avalon	048234
2018232001	Toyota Echo	178849
2019681991	Toyota 4Runner	071376
2021062002	Toyota Camry	001264
2022472008	Toyota Prius	705830
2022542002	Toyota Rav 4	053611
2002522012	Toyota Sienna/LE	009556
2019721999	Volkswagen Passat	493963
2023672001	Volvo V70 XC	001397

Date of Publication: May 21, 2021
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NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
1993 Nissan 240SX	202406
1981 Honda XR-250	002940
1984 Honda XR-250	001733
2005 Ford Expedition	A50844

1966 Ford Mustang 168134
2012 VW Passat 104331
2002 GMC C7H042 501693
2005 Honda CRV 049224
Date of Publication: May 21, 2021
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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 #
2009 Chevrolet Malibu	186596
2003 Saturn L200	558398
2007 Saturn Outlook	108698
2008 Audi A6 Quattro	042663
2005 Nissan Xterra	608652
2003 Subaru Legacy	204535
2004 Subaru Legacy	208750
2006 Mazda 6	M38583

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NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
2004 Cadillac Escalade	103201
1999 Honda Accord	008236

Date of Publication: May 21, 2021
Published: Intermountain Jewish News

DISTRICT COURT, JEFFERSON COUNTY,
STATE OF COLORADO
100 Jefferson County Parkway
Golden, CO 80401
Plaintiff: S&J PAINTING, LLC, A COLORADO LIMITED LIABILITY COMPANY,
Defendant: GLOBAL CONSTRUCTION, LLC, A COLORADO LIMITED LIABILITY COMPANY, DENIS KOVAL, AN INDIVIDUAL, CLAYWOOD CONSTRUCTION LLC, A NONCOMPLIANT COLORADO LIMITED LIABILITY COMPANY, CLAYTON WARNER CARTER, AN INDIVIDUAL, AND THE JEFFERSON COUNTY PUBLIC TRUSTEE.

Case Number: 2020CV30142

Div.: 9, Ctrm.: 5F

SUMMONS

THE PEOPLE OF THE STATE OF COLORADO
TO THE ABOVE-NAMED DEFENDANT: **Clayton Warner Carter**

You are hereby summoned and required to file with the Clerk of the 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 (21) days after such service upon you. If service of the Summons and Complaint was made upon you outside the State of Colorado, you are required to file your answer or other response within thirty (35) days after such service upon you.

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

The following documents are also served herewith:

District Court Civil Case Cover Sheet, Amended Complaint, Civil Procedure Order, Defendant's Answer Counterclaims against Plaintiff and Crossclaims against Claywood Construction, LLC & Exhibits 1 & 2.

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

DATED: May 13, 2021.

Attorneys for Plaintiff
MILLER & LAW, P.C.
Robert H. Miller, #9860
Brittany D. Reinke, #53569
Miller & Law, P.C.
1900 W. Littleton Blvd.
Littleton, Colorado 80120
Telephone: (303) 722-6500
Fax: (303) 722-9270
rhm@millerandlaw.com
bdr@millerandlaw.com

First Publication: May 21, 2021
Last Publication: June 18, 2021
Published: Intermountain Jewish News

DISTRICT COURT, DOUGLAS COUNTY,
STATE OF COLORADO
4000 Justice Way, Castle Rock, Colorado 80109
Petitioner: **JESSICA BROWN**

And

Respondent: **FRANCISCO AVILA-GIL**

Case: 2021DR30204

Division: 2

SUMMONS FOR DISSOLUTION OF MARRIAGE

To the Respondent named above, this Summons serves as a notice to appear in this case.

If you were served in the State of Colorado, you must file your Response with the clerk of this Court within 21 days after this Summons is served on you to participate in this action.

If you were served outside of the State of Colorado or you were served by publication, you must file your Response with the clerk of this Court within 35 days after this Summons is served on you to participate in this action.

You may be required to pay a filing fee with your Response. The Response form (JDF 1103) can be found at www.courts.state.co.us by clicking on the "Self Help/Forms" tab.

After 91 days from the date of service or publication, the Court may enter a Decree affecting your marital status,

distribution of property and debts, issues involving children such as child support, allocation of parental responsibilities (decision-making and parenting time), maintenance (spousal support), attorney fees, and costs to the extent the Court has jurisdiction.

If you fail to file a Response in this case, any or all of the matters above, or any related matters which come before this Court, may be decided without further notice to you.

This is an action to obtain a Decree of: Dissolution of Marriage or Legal Separation as more fully described in the attached Petition, and if you have children, for orders regarding the children of the marriage.

Notice: §14-10-107, C.R.S. provides that upon the filing of a Petition for Dissolution of Marriage or Legal Separation by the Petitioner and Co-Petitioner, or upon personal service of the Petition and Summons on the Respondent, or upon waiver and acceptance of service by the Respondent, an automatic temporary injunction shall be in effect against **both parties** until the Final Decree is entered, or the Petition is dismissed, or until further Order of the Court. Either party may apply to the Court for further temporary orders, an expanded temporary injunction, or modification or revocation under §14-10-108, C.R.S.

A request for genetic tests shall not prejudice the requesting party in matters concerning allocation of parental responsibilities pursuant to §14-10-124(1.5), C.R.S. If genetic tests are not obtained prior to a legal establishment of paternity and submitted into evidence

prior to the entry of the final decree of dissolution or legal separation, the genetic tests may not be allowed into evidence at a later date.

Automatic Temporary Injunction – By Order of Colorado Law, You and Your Spouse are:

Restrained from transferring, encumbering, concealing or in any way disposing of, without the consent of the other party or an Order of the Court, any marital property, except in the usual course of business or for the necessities of life. Each party is required to notify the other party of any proposed extraordinary expenditures and to account to the Court for all extraordinary expenditures made after the injunction is in effect;

Enjoined from molesting or disturbing the peace of the other party;

Restrained from removing the minor children of the parties, if any, from the State without the consent of the other party or an Order of the Court; and

Restrained without at least 14 days advance notification and the written consent of the other party or an Order of the Court, from canceling, modifying, terminating, or allowing to lapse for nonpayment of premiums, any policy of health insurance, homeowner's or renter's insurance, or automobile insurance that provides coverage to either of the parties or the minor children or any policy of life insurance that names either of the parties or the minor children as a beneficiary.

Dated: March 5, 2021

ROBINSON & HENRY, P.C.

Alexandra V. Dietzgen, #47558

Attorney for Petitioner
ROBINSON & HENRY, P.C.
Alexandra V. Dietzgen, #47558
Marlana A. Caruso, #41175
1805 Shea Center Drive, Suite 180
Highlands Ranch, CO 80129
Phone: 303-688-0944
Email: alexandra@robinsonandhenry.com
marlana@robinsonandhenry.com
First Publication: April 30, 2021
Last Publication: May 28, 2021
Published: Intermountain Jewish News

DISTRICT COURT, JEFFERSON COUNTY,
STATE OF COLORADO
100 Jefferson County Parkway
Golden, CO 80401
**Plaintiff: S&J PAINTING, LLC, A COLORADO LIMITED
LIABILITY COMPANY,
Defendant: GLOBAL CONSTRUCTION, LLC, A
COLORADO LIMITED LIABILITY COMPANY, DENIS
KOVAL, AN INDIVIDUAL, CLAYWOOD
CONSTRUCTION LLC, A NONCOMPLIANT
COLORADO LIMITED LIABILITY COMPANY,
CLAYTON WARNER CARTER, AN INDIVIDUAL, AND
JEFFERSON COUNTY PUBLIC TRUSTEE.**

Case Number: 2020CV30142

Div.: 9, Ctrm.: 5F

SUMMONS

THE PEOPLE OF THE STATE OF COLORADO

TO THE ABOVE-NAMED DEFENDANT: **Claywood
Construction, LLC**

You are hereby summoned and required to file with the
Clerk of the 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 (21)
days after such service upon you. If service of the
Summons and Complaint was made upon you outside
the State of Colorado, you are required to file your
answer or other response within thirty (35) days after
such service upon you.

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

The following documents are also served herewith:
District Court Civil Case Cover Sheet, Amended
Complaint, Civil Procedure Order, Defendant's Answer
Counterclaims against Plaintiff and Crossclaims against
Claywood Construction, LLC & Exhibits 1 & 2.

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

DATED: May 13, 2021.

Attorneys for Plaintiff
MILLER & LAW, P.C.
Robert H. Miller, #9860
Brittany D. Reinke, #53569

Miller & Law, P.C.
1900 W. Littleton Blvd.
Littleton, Colorado 80120
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rhm@millerandlaw.com
bdr@millerandlaw.com

First Publication: May 21, 2021
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court
Case No. 2021PR30624**

**In the Matter of the Estate of
MORRIS J. CLARK, 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 September 21, 2021, or the claims may be forever barred.

SCOTT L. McNORTON
Personal Representative
4460 S. Grant Street
Englewood, CO80113

BETTE HELLER, Esq. Atty. Reg. #: 10521
Attorney for the Personal Representative
19671 E. Euclid Dr.,
Centennial, CO80016

Phone Number: 303-690-7092
FAX Number: 303-690-0757
E-mail: bhelleresq@comcast.net
First Publication: May 21, 2021
Second Publication: May 28, 2021
Third Publication: June 4, 2021
Published: Intermountain Jewish News

DISTRICT COURT, ADAMS COUNTY, STATE OF
COLORADO
1100 Judicial Center Drive
Brighton, CO 80601

Case No: 2020CV031392

Plaintiff: LENNAR COLORADO, LLC a Colorado Limited
Liability Company

v.

Defendants: CENTERLINE BUILDERS LLC.; DANIEL J.
ENRIQUEZ D/B/A ENRIQUEZ MASONRY; MEADOWS
CONCRETE CONSTRUCTION INC.; ST. PETER, INC.;
ENVIRONMENTAL MATERIALS, LLC D/B/A
ENVIRONMENTAL STONWORKS: PRIME WINDOW
SYSTEMS LLC; JMAC WINDOW SERVICES INC.; and
AVI INC. D/B/A AVT ROOFING & GUTTERS, INC

Third-Party Plaintiff: CENTERLINE BUILDERS LLC

v.

Third-Party Defendants: AGAPE CONSTRUCTION
LLC; SAUL HERRERA D/B/A BEST WAY
CONSTRUCTION; JOSE MEJIA D/B/A E
CONSTRUCTION; ELROE CONSTRUCTION, INC.;
MANUEL MARTINEZ D/B/A G AND B CONSTRUCTION;

JAVIER SANCHEZ D/B/A GATOS CONSTRUCTION;
ARMANDO GONZALEZ D/B/A GONZALEZ
CONSTRUCTION; SERGIO LIRA HERNANDEZ D/B/A
HERNANDEZ CONSTRUCTION; HOLGUIN
CONSTRUCTION, INC.; PENA HOME BUILDER CO.

DISTRICT COURT CIVIL SUMMONS

**Armando Gonzalez d/b/a
Gonzalez Construction
8751 E 14th Ave
Denver, CO 80020**

TO THE ABOVE NAMED DEFENDANT:

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 21 days after such 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 35 days after such service upon you. Your answer or counterclaim must be accompanied with the applicable filing fee.

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.

Dated: February 10, 2021

HALL & EVANS, L.L.C.

Michael A. Paul, Esq., #36554

Nicholas C. Snow, Esq., #44870

Matthew W. Blubaugh, Esq., #50427
of HALL & EVANS, L.L.C.

Attorneys for Defendant/Third-Party Plaintiff Centerline Builders LLC

**Attorneys for Defendant/Third-Party Plaintiff
Centerline Builders LLC:**

Attorney Names: Michael A. Paul, #36554

Nicholas C. Snow, #44870

Matthew W. Blubaugh, #50427

Address: Hall & Evans, LLC

1001 Seventeenth Street, Suite 300

Denver, CO 80202

Phone Number: (303) 628-3300

E-mail: paulm@hallevans.com

snown@hallevans.com

blubaughm@hallevans.com

**In accordance with C.R.C.P. 121 § 1-26(7)-(9), a printed copy of this document with original signatures is being maintained by the filing party and will be made available for inspection by other parties or the court upon request.*

This Summons is issued pursuant to Rule 4, C.R.C.P., as amended. A copy of the Complaint must be served with this Summons. This form should not be used where service by publication is desired.

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. The plaintiff has 14 days from the date this summons was served on you to file the case with the court. You are responsible for contacting the court to find out whether the case has

been filed and obtain the case number. If the plaintiff files the case within this time, then you must respond as explained in this summons. If the plaintiff files more than 14 days after the date the summons was served on you, the case may be dismissed upon motion and you may be entitled to seek attorney's fees from the plaintiff.

First Publication: May 14, 2021

Last Publication: June 11, 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: Lucia Avilez; Mortgage Electronic
Registration Systems, Inc.; Fairway Independent
Mortgage Corporation; Colorado Housing and
Finance Authority; and Public Trustee of the City and
County of Denver**

CASE NO: 2020CV3313

DIV./CTRM.: 203

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 a Court Order and Decree dated January 21, 2021, 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 August 9, 2018, at

Reception No. 2018100618. 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 11, BLOCK 2, PARKFIELD FILING NO. 12, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Also known by street and number as: 16177 Randolph Place, 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 the 15TH day of July, 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. PAYABLE TO DENVER DISTRICT COURT REGISTRY. Judgment is in the amount of \$\$9,731.29

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: April 21, 2021

Elias Diggins, Sheriff

City and County of Denver, State of Colorado

By: Deputy Sheriff Sergeant Eric Miller

First Publication: May 21, 2021

Last Publication: June 18, 2021

Published: Intermountain Jewish News