

**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

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**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

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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

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**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

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Third Publication: June 4, 2021

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**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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**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  
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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. 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  
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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  
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First Publication: May 14, 2021  
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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

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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@hallefans.com

snown@hallefans.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.

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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](http://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

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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.  
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Telephone: (303) 722-6500  
Fax: (303) 722-9270  
rhm@millerandlaw.com  
bdr@millerandlaw.com

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**NOTICE OF SALE**

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

<b>YEAR/MAKE/MODEL</b>	<b>VIN #</b>
<b>2003 BUICK LESABRE -</b>	<b>148139</b>
<b>1991 HONDA CIVIC -</b>	<b>056505</b>
<b>2002 PONTIAC BONNEVILLE -</b>	<b>160788</b>
<b>1996 CHEVROLET TAHOE -</b>	<b>347885</b>
<b>2007 HONDA ACCORD -</b>	<b>073379</b>
<b>2000 DODGE DURANGO -</b>	<b>112734</b>
<b>2002 CHEVROLET TAHOE -</b>	<b>217410</b>
<b>1993 GRAND CHEROKEE -</b>	<b>627826</b>
<b>2010 FORD EXPLORER -</b>	<b>F07415</b>
<b>2007 DODGE CALIBER -</b>	<b>166594</b>
<b>2000 FORD MUSTANG -</b>	<b>114136</b>
<b>2002 JEEP CHEROKEE -</b>	<b>315909</b>
<b>2004 DODGE STRATUS -</b>	<b>286025</b>
<b>1998 CHRYSLER SEBRING -</b>	<b>311611</b>
<b>2006 MAZDA MPV -</b>	<b>562489</b>
<b>1997 TOYOTA TACOMA -</b>	<b>265382</b>
<b>2003 VOLKSWAGEN PASSAT -</b>	<b>339722</b>
<b>1999 DODGE DURANGO -</b>	<b>632931</b>
<b>1998 HONDA CIVIC -</b>	<b>114382</b>

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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

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**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

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

**Case No. 21C00354 Courtroom 175**

Public Notice is given on May 21, 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 LEA SHAE SANDERS be changed to LEA SHAE VALLEJOS

Clerk of the Court/Deputy Clerk

First Publication: May 28, 2021

Second Publication: June 4, 2021

Third Publication: June 11, 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: **05/28/2021**:

<b>STOCK VIN</b>	<b>YEAR</b>	<b>MAKE/MODEL</b>
2019602006	Acura 3.2 TL	066543
2021392002	Acura 3.2 TL	034805
2019762006	Audi A4	235632
2020911993	BMW 325I	E10088
2024582004	BMW 530I	062370
2025592007	BMW X3 3.0SI	F27414
2023732007	Cadillac CTS	148109
2019092005	Chevrolet Uplander LS	225107
2019562003	Chevrolet Malibu	612368
2023491987	Chevrolet Monte Carlo	139450

2023502002 131002	Chevrolet	Trailblazer	EXT	2023772005	Honda Civic DX VP	066973
2024652003 272635	Chevrolet	Silverado	K1500	2025332001	Honda Odyssey EX	574249
2025652005 219874	Chevrolet	Trailblazer	LS/LT	2026722000	Honda Accord EX	007925
2026902003	Chevrolet Impala	451477		2028041990	Honda Civic CRX DX	000649
2028052003 304103	Chevrolet	Venture	Luxury	2026742004	Infiniti G35	711873
2025692000	Chevrolet Camaro	174284		2022092003	Jeep Liberty	615749
2018212007	Chrysler PT Cruiser	519101		2022181996	Jeep Cherokee Laredo	226052
2025742007	Chrysler Pacifica Touring	364289		2026562005 544805	Jeep Grand Cherokee Limited	
2019652000	Dodge Grand Caravan	660830		2026921996 134486	Jeep Grand Cherokee Limited	
2013091998	Ford Expedition	C48102		2027882004	Jeep Liberty Renegade	295791
2020442013	Ford Focus	201431		2020642005	Kia Sorento EX/LX	382326
2020881990	Ford F250	A48329		2023401998	Lincoln Continental	633332
2020921997	Ford F250	A15817		2026692005	Mazda Mazda3S	232222
2021042009	Ford Fusion SEL	154971		2019522015 018418	Mercedes-Benz C 400 4MATIC	
2023992010	Ford F250	B20453		2029092008	Mercedes-Benz CLS550	189724
2025642005	Ford F-350 king ranch	A21970		2019772008	Mitsubishi Lancer DE	018611
2026631988	Ford F250	B54704		2022452001	Mitsubishi Mirage DE	026708
2026712002	Ford F150 Supercrew	B95053		2020812006	Nissan Murano SE/SL/S	506608
2017101998	GMC Jimmy	541978		2020932009	Nissan Murano	127195
2022341993 514211	GMC	Rally/Vandura	G3500	2021012003	Nissan Altima/S/SL	181181
2018022000	Homemade Trailer		NO VIN	2022972009	Nissan Sentra	658645
2019752002	Honda Civic	043163		2019542002	Pontiac Bonneville SSEI	178414
2020872003	Honda Civic LX	025885		2019472002	Pontiac Grand Prix GT	180160
2021052003	Honda Civic LX	015579		2024372006	SAAB 9-7X ARC	801295
2022191995	Honda Accord LX	012641		2024312009	Saturn VUE XR	599195
				2026302008	Scion XB	027260

2022242007 311778	Subaru Legacy Outback 2.5l
2022332001 635379	Subaru Legacy Outback H6 VDC
2023821994 Outback)	Subaru Legacy AWD (incl. 944203
2026022003	Subaru Forester 2.5X 728201
2026312007 206063	Subaru Legacy Outback LL BEAN
2026472001	Subaru Legacy Outback 623190
2019592004 019187	Toyota Highlander/Limited
2020842003	Toyota Corolla CE/LE/S 022818
2023522001	Toyota Corolla CE/LE/S 437164
2024812001 086762	Toyota Camry CE/LE/XLE
2025072003 134497	Toyota Camry LE/XLE/SE
2027681998	Toyota 4RUNNER LTD 188539

Date of Publication: May 28, 2021

Published: Intermountain Jewish News

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

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

**vs.**

**Defendants: ROBERT CAMPOS; GREENPOINT MORTGAGE FUNDING, INC.; MORTGAGE**

**ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for GREENPOINT MORTGAGE FUNDING, INC.; U.S. BANK NATIONAL ASSOCIATION as trustee for GREENPOINT MORTGAGE FUNDING TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR2; and THE OFFICE OF THE PUBLIC TRUSTEE FOR DENVER COUNTY**

**CASE NO. 2020CV032297 DIV. 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 the Denver County District Court's Order for Default Judgment and Decree of Foreclosure dated March 24, 2021, and C.R.S. §38-38-101 et seq., by Master Homeowners Association for Green Valley Ranch ("Association"), the current holder of a statutory lien. The judicial foreclosure is based on a default under the Master Declaration for Green Valley Ranch, recorded with the Denver County Clerk and Recorder on October 30, 1984, at Reception No. 036650, as amended ("Declaration"). The Declaration, as recorded, establishes a lien for the benefit of Master Homeowners Association for Green Valley Ranch, **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS** legally described as follows:

Lot 8, Block 1, Green Valley Ranch No. 18, City and County of Denver, State of Colorado. Also known as 4321 Ceylon Street, Denver, CO 80249 ("Property")

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

The Sheriff's sale has been scheduled to occur at 10:00 A.M., on the 22nd day of July, 2021, on the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, Colorado 80202; telephone number 720-865-9556. At the sale, the Sheriff will sell the above described real property and improvements thereon to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in or to said real property in connection with this sale.

**BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID AT THE TIME OF SALE. PAYABLE TO THE DISTRICT COURT REGISTRY. Judgment is in the amount of \$ 15,527.63.**

The name, address, and telephone number of the attorney representing the Plaintiff is: Damien Bielli, #35256, Vial Fotheringham LLP, 12600 W. Colfax Ave. Ste. C200, Lakewood, CO 80215; telephone: 720-943-8811.

DATED at Denver County, Colorado, this 22nd day of April, 2021.

Elias Diggins, Sheriff  
City and County of Denver, Colorado  
By: Deputy Sheriff Sergeant Eric Miller  
First Publication: May 28, 2021  
Last Publication: June 7, 2021  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
District Court, Arapahoe County  
Case No. 2020PR031295  
In the Matter of the Estate of  
PAUL ANDERSON, 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 28, 2021, or the claims may be forever barred.

DIANA HEFFRON and KEVIN ANDERSON  
Co-Personal Representatives  
c/o David Worstell  
1626 Washington St.  
Denver, CO 80203

DAVID WORSTELL, #6292  
Attorney for the Personal Representative  
Worstell & Associates  
1626 Washington St.  
Denver, CO80203  
Email: davidworstell@gmail.com  
Email: amartinez@1626washingtonlaw.com



First 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. 2021PR30477**

**In the Matter of the Estate of  
MARY ELLA SALTER STAMPS aka MAYELLA  
STAMPS aka MARY E. STAMPS aka M. E. STAMPS  
aka MARY STAMPS, 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 29, 2021, or the claims may be forever barred.

ROSE MARIE STAMPS  
Personal Representative  
99 Nome Way, Unit B  
Aurora, CO80012

JOHN A. BERMAN, Reg. No. 6695  
Attorney for the Personal Representative  
1900 Grant St., Suite 750  
Denver, CO 80203  
(303) 832-7645 phone  
(303) 832-1188 fax  
jab@jaberman.com email  
First Publication: May 28, 2021

Denver Probate Court  
Denver County, Colorado  
1437 Bannock St, Rm. 230  
Denver, CO82020

**Case Number: 21PR207**

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

In the Interest of: SEVYNN ROBERTS  
To: CUBANQUA LASHAY LAWRENCE  
Last Known Address: 3888 Adams, Denver Co, 80216.  
A hearing on 6/21/2021 for guardianship of SEVYNN ROBERTS, will be held at the following time and location or at a later date to which the hearing may be continued:

**Date: 6/21/2021, Time: 2:30 p.m.**

**Courtroom or Division: 224**

**Address: 1437 Bannock St, Denver, CO 80202.**

The hearing will take approximately 1 hour.

MICHELLE LAWRENCE  
Person Giving Notice  
2635 Steele Street.  
Denver, CO 80205

First Publication: May 28, 2021  
Second Publication: June 4, 2021  
Third Publication: June 11, 2021  
Published: Intermountain Jewish News

DISTRICT COURT, COUNTY OF DENVER, STATE OF COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

Phone Number: (303) 606-2300

Case No.: 2021CV30900, Division: 215

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

v.

**Defendants:** ARNOLD C. POPPENBERG, III, an individual; and THE OFFICE OF THE PUBLIC TRUSTEE FOR DENVER COUNTY

**SUMMONS FOR PUBLICATION**

**The People of the State of Colorado**

**To the Defendants named above:**

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

Please take notice that the Complaint requests foreclosure of a statutory and contractual lien, as well as judgment for past-due assessments and late fees, together with attorney fees and costs, in the amount of \$18,117.20 as of March 15, 2021, plus all amounts coming due after the filing of the Complaint.

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

Dated: May 18, 2021

VIAL FOTHERINGHAM LLP

**Attorneys for Plaintiff**

Damien Bielli, #35256

Lisa Cancanon #42043

12600 W. Colfax, Ste. C200

Lakewood, CO 80215

Phone Number: (720) 943-8811

File No.: CO20030-117

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

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

First Publication: May 28, 2021

Third Publication: June 18, 2021

Published: Intermountain Jewish News

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

**Case No. 2021PR030650**  
**In the Matter of the Estate of**  
**MARGARET ANTOINETTE HARRISON a/k/a**  
**MARGARET A. HARRISON, 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 28, 2021, or the claims may be forever barred.

ALEXANDER HARRISON  
Personal Representative  
111 Steeplechurch Court  
Huntsville, AL 35806

MICHELLE ADAMS, Esq. Atty. Reg. #: 29163  
Attorney for the Personal Representative  
Law Office of Michelle Adams  
2373 Central Park Blvd. Suite 100  
Denver, CO80238  
Phone Number: (720) 432-9685  
E-mail: madams@coloradofamilylegacy.com  
First Publication: May 28, 2021  
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Published: Intermountain Jewish News

Denver Probate Court  
Denver, County, Colorado  
Court Address:  
1437 Bannock Street, Room 230  
Denver, CO 80207-5382

303-606-2303

**In the Interest of: JALISSA LILYANA AYALA**  
**LUEVANO**

Case Number: 20PR495  
Division: 1 Courtroom: 300

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

To: Jessica Gonzalez and interested parties

A hearing on **Guardianship for minor** will be held at the following time and location or at a later date to which the hearing may be continued:

**Date: July 7, 2021 at 1:00pm virtual through Webex in room 300**

**Address: 1437 Bannock Street Denver, CO 80207**

The hearing will take approximately 54 days

**Laura Luevano**  
**Person Giving Notice**  
**5196 Andes St.**  
**Denver, CO 80249**

Phone Number: 720-298-5306  
E-mail: laura.luevano7@gmail.com

First Publication: May 28, 2021

Second Publication: June 4, 2021

Third Publication: June 11, 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: **05/28/2021**:

<b>STOCK VIN</b>	<b>YEAR</b>	<b>MAKE/MODEL</b>		
2018191999		Acura 3.2 TL	046559	2011181981 Dodge/Fleetwood Sportsman
2018092003		Amerlite Travel trailer	052956	/Tioga Motorhome 726895
2013072005		BMW 530I	R59965	2012491997 Ford Ranger Super Cab B36710
2013752006		BMW 325I	X33430	2012701992 Ford F150 A94932
2018152003		BMW 325XI	M54965	2013631990 Ford F250 A68582
2011522006		Buick Lucerne CXL	162626	2013772011 Ford Focus SES 151711
2017272003		Buick Rendezvous	CX/CXL	2015792000 Ford Taurus 180124
567909				2016262010 Ford Fusion SEL 362836
2012462002		Cadillac DeVille	206573	2009911978 Fruehauf Trailer NONE
2011382005		Chevrolet Impala SS	137044	2013472000 GMC Sierra122476
2011552005		Chevrolet Equinox	033396	2011461993 Honda Shadow 001520
2011652012		Chevrolet Impala LS	156200	2014631988 Honda Accord LXI 102199
2012341994		Chevrolet Lumina	109252	2015841997 Honda Odyssey EX 016237
2012731997		Chevrolet Lumina	120744	2011762001 Jeep Grand Cherokee 636325
2013401996		Chevrolet C1500	120953	2014052004 Jeep Grand Cherokee
2018112006		Chevrolet Trailblazer	LS/LT	LAR/COL/FR 432246
204019				2018292000 Jeep Grand Cherokee Laredo
2018222000		Chevrolet Tahoe	189327	382091
2009032006		Chrysler Sebring Touring	151958	2013412005 Kia Spectra 102565
2013812002		Chrysler PT Cruiser	LMT/DREAM	2005522007 Mazda Mazda3I 620983
CRSR 265500				2015002003 Mazda Protege 214936
2012241994		Dodge Ram Van B250	558407	2019182003 Mazda Tribute ES M14820
2014412007		Dodge Grand Caravan	SXT	2013231999 Mercury Sable GS664105
131189				2008012009 Mini Cooper S W86345
2016851999		Dodge Ram 2500	592668	2012332003 Mitsubishi Eclipse GTS 022750
2018572010		Dodge Avenger R/T	222008	2017452012 Mitsubishi Galant 015120
				1995742005 moped Moped 000045
				2013712007 Nissan Sentra 2.0/2.0S/2.0SL
				632753
				2013542002 Nissan Altima 271564

2016662002	Pontiac Grand Prix SE	284910
2013552002	Saturn SL2	231598
2017152002	Saturn se2	281920
2012351996	Subaru Legacy L	209582
2018162001	Subaru Legacy GT	215475
2018262001	Subaru Legacy Outback	662684
2008782001	Suzuki Grand Vitara	
JX/JLX/LTD/SE	166187	
2013372008	Suzuki Forenza/Conven/Popular	
845053		
2011492005	Toyota Camry	034066
2012252001	Toyota Camry	852417
2014691996	Toyota Avalon XL/XLS	086145

Date of Publication: May 28, 2021

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF  
COLORADO

CIVIL ACTION NO. 2020CV033806, Division/Courtroom  
203

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

PROVINCETOWN LANDING ASSOCIATION,

Plaintiff,

v.

PATRICK J MCCAULEY; CARRIE L MCCAULEY; BANK  
OF AMERICA, N.A.; and PAUL LOPEZ AS PUBLIC

TRUSTEE FOR THE CITY AND COUNTY OF DENVER,

et al.

Defendant(s).

TO THE ABOVE NAMED DEFENDANTS, Please take  
notice:

You and each of you are hereby notified that a Sheriff's  
Sale of the referenced property is to be conducted by the  
Civil Division of the Sheriff's Department of Denver  
County, Colorado at 10:00 A.M., on the 22nd day of July,  
2021, 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.

**BIDDERS ARE REQUIRED TO HAVE CASH OR  
CERTIFIED FUNDS SUFFICIENT TO COVER THEIR  
HIGHEST BID PAYABLE TO DENVER DISTRICT  
COURT REGISTRY.**

**PLEASE NOTE THAT THE LIEN BEING FORECLOSED  
MAY NOT BE A FIRST LIEN ON THE SUBJECT  
PROPERTY. Judgment is in the amount of \$7,836.95.**

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 March 11, 2021  
and C.R.S. 38-38-101 et seq. by Provincetown Landing  
Association the holder and current owner of a statutory  
lien. The foreclosure is based on a default under the  
Condominium Declaration for Provincetown Landing  
Townhomes recorded on 01/22/1974 at Reception  
Number: 197419062 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

Provincetown Landing Association against real property legal described as follows:  
Condominium Unit 410, Provincetown Landing Townhomes, a Condominium, according to the Map recorded July 22, 1974 in Map Book 3 at Page 138 and Supplements thereto recorded as follows: August 7, 1974 in Map Book 3 at Page 147, August 16, 1974 in Map Book 3 at Page 168, August 23, 1974 in Map Book 3 at Page 185, and April 29, 1975 in Map Book 2 at Page 68 and the Condominium Declaration recorded July 22, 1974 in Book 916 at Page 533, Amendment recorded July 26, 1974 in Book 920 at Page 234, Supplemental Declaration recorded August 7, 1974 in Book 925 at Page 656, Second Supplemental Declaration recorded August 16, 1974 in Book 930 at Page 590, Third Supplemental Declaration recorded August 23, 1974 in Book 935 at Page 60, Corrective Instrument recorded January 14, 1975 in Book 998 at Page 219 and Substitution of Declarant recorded December 7, 1976 in Book 1357 at Page 393, City and County of Denver, State of Colorado.;  
And also known as: 7925 W. Layton Ave, Unit 410, Denver, CO 80123  
The attorney representing the legal owner of the above described lien is: Azra Taslimi, Reg No. 44317, Altitude Community Law P.C., 555 Zang Street, Suite 100, Lakewood, Colorado 80228-1011, 303.432.9999  
Date: May 18, 2021 Elias Diggins  
Sheriff  
City and County of Denver,

State of Colorado  
By: Deputy Sheriff Sergeant Eric Miller  
First Publication: May 28, 2021  
Last Publication: June 7, 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: PARKWAY CONDOMINIUMS I  
HOMEOWNERS ASSOCIATION, INC.**

**v.**

**Defendants: HOANH VAN TRAN; HAHN HO TRAN;  
WELLS FARGO BANK, N.A.; and PAUL D LOPEZ AS  
PUBLIC TRUSTEE FOR THE CITY AND COUNTY OF  
DENVER**

Case No.: 2021CV030547  
Div: 215

**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 11, 2021

Address of Plaintiff:

Parkway Condominiums I Homeowners Association, Inc.  
c/o Management Specialists-Westminster  
11002 Benton Street  
Westminster, CO 80020

ATTORNEYS FOR PLAINTIFF Parkway Condominiums I  
Homeowners Association, Inc  
ALTITUDE COMMUNITY LAW P.C.

Kate M. Leason, Reg. No. 41025  
Jeffrey B. Smith, Reg. No. 40490  
555 Zang Street, Suite 100  
Lakewood, Colorado 80228-1011

Phone Number: 303.432.9999

E-mails: kleason@altitude.law

jsmith@altitude.law

*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).*

Our File No.: 9647.0102

First Publication: May 28, 2021

Last Publication: June 7, 2021

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