

**NOTICE OF SHERIFF'S SALE  
DISTRICT COURT, CITY AND COUNTY OF DENVER,  
STATE OF COLORADO  
CIVIL ACTION NO. 2020CV32501  
Division/Courtroom 275  
Sheriff's Sale No.: 21001599**

**Plaintiff:** Granville West Homeowners Association, Inc.

**v.**

**Defendants:** Zachariah Kuykendall; U.S. Bank National Association; US Credit; Credit Systems, Inc.; and the City and County of Denver Public Trustee

You are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the undersigned Sheriff pursuant to a Court Order for Judgment and Decree of Foreclosure entered in Case No. 2020CV32501 on January 19, 2021 ("Order"), and to C.R.S. §§ 38-38-101 to 401, at the request of the Granville West Homeowners Association, Inc., the current holder of the evidence of debt. A certified copy of the Order was recorded on March 05, 2021, at Reception No. 2021041920, with the Clerk and Recorder for the City and County of Denver.

The foreclosure is based on a default of the covenant for payment of assessments within the Declaration of Covenants, Conditions, and Restrictions of Granville West Townhomes, recorded with the City and County of Denver Clerk and Recorder on December 13, 1983, at Reception No. 096790 ("Declaration"), and as allowed by the Colorado Common Interest Ownership Act, C.R.S. § 38-33.3-101, *et seq.* ("CCIOA"). The Declaration and CCIOA establish the lien being foreclosed on the property which is legally described as: Lot 96, Block 1, Granville West Subdivision, Filing No. 1, City and County of Denver, State of Colorado; also known by street

and number as: 1699 South Trenton Street, Unit 96, Denver, CO 80231.

**THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN. JUDGEMENT IS IN THE AMOUNT OF \$ 12,938.46.**

THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN BEING FORECLOSED.

The Sheriff's Sale is scheduled to occur at 10:00 a.m., on the **12th day of August, 2021**, on the front steps of the City and County Building at 1437 Bannock Street, Denver, CO 80202. 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 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 THE DENVER DISTRICT COURT REGISTRY.**

All telephone inquiries for information related to this sale must be directed to the office of the undersigned Sheriff at (720) 865-9556. The name, address and telephone number of the attorney representing the holder of the evidence of debt is: Moeller Graf, P.C., by way of associate attorney Joshua S. Myers, #53309, 385 Inverness Parkway, Suite 200, Englewood, CO 80112, telephone (720) 279-2568.

Dated 18TH day of May 2021, at Denver, Colorado

Elias Diggins, Sheriff

Denver County, Colorado

By: Eric Miller Deputy Sheriff Sergeant

Denver County, Colorado

First Publication: June 18, 2021

Last Publication: July 16, 2021

Published: Intermountain Jewish News

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

**CASE NO. 21CV30640 DIV. 269**

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

**vs.**

**Defendants: KENNETH E. BENSON; CITY AND COUNTY OF DENVER; CITY AND COUNTY OF DENVER COMMUNITY PLANNING AND DEVELOPMENT; and THE OFFICE OF THE PUBLIC TRUSTEE FOR DENVER COUNTY**

**NOTICE OF SHERIFF'S SALE**

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to the Denver County District Court's Amended Order re: Motion for Default Judgment and Decree of Foreclosure dated April 15, 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 6, Block 6, Green Valley Ranch Filing No. 43

City and County of Denver, State of Colorado. Also known as 18651 East 41st Avenue, Denver, CO 80249 ("Property")

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

The Sheriff's sale has been scheduled to occur at 10:00 A.M., on the day of 19th August, 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. JUDGEMENT IS IN THE AMOUNT OF \$ 53,099.51 PAYABLE TO THE DENVER DISTRICT COURT REGISTRY.**

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 21st day of May, 2021.

Elias Diggins

Sheriff of Denver County, Colorado

By: Eric Miller Deputy Sheriff Sergeant  
First Publication: June 25, 2021  
Last Publication: July 23, 2021  
Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME  
Case No. 21C00179 Courtroom 170**

Public Notice is given on June 8, 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 ANTHONY RENOD CALDWELL be changed to ANTHONY RENOD STEWART-CALDWELL

Clerk of the Court/Deputy Clerk

First Publication: July 9, 2021

Second Publication: July 16, 2021

Third Publication: July 23, 2021

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

**Case No. 2021PR30706, Division PR  
In the Matter of the Estate of**

**MARTIN GUADALUPE ATAYDE RUIZ, a/k/a MARTIN G. ATAYDE RUIZ, a/k/a MARTIN ATAYDE RUIZ, a/k/a MARTIN GUADALUPE ATAYDE, a/k/a MARTIN G. ATAYDE, a/k/a MARTIN G. RUIZ, a/k/a MARTIN RUIZ, 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 Denver County of Denver, Colorado, on or

before \*(4 months from the date of first publication), or the claims may be forever barred.

ADRIANA KIRKPATRICK  
Personal Representative  
c/o Althaus Law, LLC  
11140 Huron Street, #102  
Northglenn, CO80234

JEFF ALTHAUS, Esq. Attorney Reg.#: 45887

COLE POKARD, Esq. Attorney Reg.#: 55096

Attorneys for the Personal Representative  
Althaus Law, LLC

11150 Huron Street, #102

Northglenn, CO 80234

Phone: (720) 340-2783

Fax: (719) 452-3883

jeff@althauslaw.com

cole@althauslaw.com

First Publication: July 2, 2021

Second Publication: July 9, 2021

Third Publication: July 16, 2021

Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME  
Case No. 21C00516**

Public Notice is given on July 6, 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 MAHAMADOU TRAORE be changed to ABDOULAYE KEITA

Clerk of the Court/Deputy Clerk

First Publication: July 9, 2021

Second Publication: July 16, 2021

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

DISTRICT COURT, DENVER COUNTY, COLORADO  
Court Address: 1437 Bannock Street, Denver, CO 80202  
**Plaintiff:** SECOND APPLETREE WEST CONDOMINIUM ASSOCIATION, INC., a Colorado non-profit corporation,  
**Defendants:** TAMMIE CHESTER, WELLS FARGO BANK, N.A., DENVER COUNTY TREASURER, DENVER COUNTY PUBLIC TRUSTEE, and UNKNOWN TENANT(S) IN POSSESSION.

**SHERIFF'S NOTICE OF SALE**

Case Number: 2020CV033335

Under an Order Granting Plaintiff's Motion for Default Judgment and Decree of Foreclosure issued on April 1, 2021 in the above- captioned action, I am ordered to sell certain real property as follows:

Original Lienee(s) Tammie Chester  
Original Lienor Second Appletree West Condominium Association, Inc.  
Current Holder of the evidence of debt Second Appletree West Condominium Association, Inc.  
Date of Lien being foreclosed June 10, 2020  
Date of Recording of Lien being foreclosed June 12, 2020  
County of Recording Denver  
Recording Information 2020079979  
Original Principal Balance of the secured indebtedness \$3,407.75  
Outstanding Principal Balance of the secured indebtedness as of the date hereof 1 \$12,940.49  
Amount of Default Judgment \$10,710.31  
Description of property to be foreclosed:

*Condominium Unit 1, Condominium Building 6, Second Appletree West Condominiums Phase B, according to the Condominium Map recorded July 23, 1981 in Condominium Plat Book C19 at Page 55 at Reception No. 67465, in the records of the office of the clerk and recorder of Denver, Colorado, and as defined and described in the Condominium Declaration for the Second Appletree West Condominiums recorded December 15, 1980 in Book 2289 at Page 102 and First Supplement recorded July 23, 1981 in Book 2418 at Page 28, City and County of Denver, State of Colorado. Also known as:* 4896 South Dudley Street, #6-1 Littleton, CO 80123

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 the 8th day of August, 2021, at the Denver County Sheriff's Office, located at 1437 Bannock St. ., Denver, CO 80202 to sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

**BIDDERS ARE REQUIRED TO HAVE CERTIFIED FUNDS 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. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS ARE ATTACHED HERETO.

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

Stephane R. Dupont  
The Dupont Law Firm, LLC  
PO Box 1073  
Castle Rock, CO 80104  
(720) 644-6115

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

Date: May 19, 2021  
Elias Diggins  
Denver County Sheriff  
Denver County, Colorado  
By: Eric Miller  
Deputy Sheriff Sergeant

This amount does not constitute a payoff balance on the account as it does not include fees and costs incurred to

release liens and other charges that may come due. Please contact the Plaintiff's attorney or submit a Notice of Intent to Cure for a payoff balance.

Attorneys for Plaintiff:

THE DUPONT LAW FIRM, LLC  
Stephane R. Dupont, #39425  
Address: PO Box 1073  
Castle Rock, CO 80104

Phone Number: (720) 644-6115

First Publication: June 18, 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 Jefferson County, Colorado**

**Case No. 2021PR30370, Division 11**

**In the Matter of the Estate of**

**LEO R. FESSLER a/k/a LEO RODGER FESSLER a/k/a LEO FESSLER, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Jefferson, County, Colorado, on or before November 10, 2021, or the claims may be forever barred.

VIRGINIA FESSLER

Personal Representative

10351 Nelson Street

Westminster, CO80021

RICHARD E. SAMSON, Esq. Atty. Reg. #: 15647

Attorney for the Personal Representative

The Samson Law Firm, PC

717 Fifth Ave.

P.O. Box 1079  
Longmont, CO80502-1079  
Phone Number:303-776-1169  
FAX Number: 303-776-5444  
E-mail: rick@samsonlongmontlaw.com  
First Publication: July 2, 2021  
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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2021PR30781**

**In the Matter of the Estate of**

**VELMA JEAN RYAN aka VELMA RYAN, 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 Denver County, Colorado, on or before November 9, 2021, or the claims may be forever barred.

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

JOHN FERGUSON PLC (#53263)  
Attorney for the Personal Representative  
1999 Broadway Ste. 1400  
Denver, CO 80202  
720-593-9202  
john@johnfergusonplc.com  
First Publication: July 9, 2021  
Second Publication: July 16, 2021

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

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

**CASE NO. 2021CV30605 DIV. 466**

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

**vs.**

**Defendants: ALICIA LEON A/K/A ALICIA LEOU; DOUGLAS  
CARLSON; CITY AND COUNTY OF DENVER; and THE  
OFFICE OF THE PUBLIC TRUSTEE FOR DENVER  
COUNTY**

**NOTICE OF SHERIFF'S SALE**

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to the Denver County District Court's Order for Default Judgment and Decree of Foreclosure dated April 29, 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 22, Block 2, Green Valley Ranch Filing No. 23

City and County of Denver, State of Colorado. Also known as 20153 E 43rd Ave., 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 26TH day of August, 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 PAYABLE TO THE DENVER DISTRICT COURT REGISTRY. JUDGEMENT IS IN THE AMOUNT OF \$ 11,222.50.**

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 1ST day of June, 2021.

Elias Diggins

Sheriff of Denver County, Colorado

By: Deputy Sheriff Sergeant Eric Miller

First Publication: July 2, 2021

Last Publication: July 30, 2021

Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2021PR30417  
In the Matter of the Estate of  
THOMAS RUTTER, 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 November 2, 2021, or the claims may be forever barred.

SARAH L. GOLOMBEK, Esq. #37671

Personal Representative

The Law Office of Sarah L. Golombek, LLC

3900 East Mexico Ave., Suite 300

Denver, CO80210

SARAH L. GOLOMBEK, Esq., #37671

Attorney for the Personal Representative

The Law Office of Sarah L. Golombek, LLC

3900 East Mexico Ave., Suite 300

Denver, CO 80210

Phone Number:720-305-9900

FAX Number: 303-927-0809

E-mail: Sarah@golombeklaw.com

First Publication: July 2, 2021

Second Publication: July 9, 2021

Third Publication: July 16, 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: **07/16/2021**:

<b>STOCKYEAR</b>	<b>MAKE/MODEL</b>	<b>VIN</b>
209636 2004	Chevrolet Avalanche	K1500338806
208873 1998	Chevrolet Astro	204340
209502 2013	Chrysler Town & Country	711434
208880 2007	Dodge Durango	576878
209027 2014	Ford F150 Supercrew	D91509
208717 2010	Ford Fusion	425091
209017 2000	GMC Jimmy	209573
208879 2000	Honda Accord	084758
208993 2005	Honda Accord	021930
209382 2004	KIA Sorento	313131
208876 1991	Lincoln Town Car	768864
209287 1999	Mercury Mystique LS	633068
209714 2000	Mercury Mountaineer	J17736
209261 2003	Mitsubishi Eclipse GT	179273
209127 1997	Nissan Altima	111045
209634 2006	Nissan Altima	145033
209626 2007	Pontiac G6	273893
209663 2004	Pontiac Grand Am SE	521535
209615 2000	Saturn LS1	631782
209509 2000	Subaru Impreza	806766
209623 2007	Subaru Forester	729997
208913 2000	Toyota Sienna	279090
208885 1989	Volkswagen Jetta GL	012122
208990 2004	Volkswagen Jetta	180864
209026 2006	Volvo S40 T5	152756

209637 2004	Volvo XC70	123667
209029 1999	Chevrolet K1500	117898
209383 2004	Chevrolet Tahoe	252509
209193 2014	Ford Mustang	209153

Date of Publication: July 16, 2021  
Published: Intermountain Jewish News

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

**P.O. Box 764, Westminster CO80030. Phone: 720-291-3878**  
The following individuals are hereby notified that their vehicles will be sold at **INTERCEPTOR TOWING & RECOVERY L.L.C.**, P.O. BOX 764, Westminster, CO 80030:

<b>YEAR/MAKE/MODEL</b>	<b>VIN #</b>
2002 International 430-	514030
2006 Nissan 350Z- Gray color-	354354
2011 Chevy 2500- White color-	154713
1993 Chevy 3500- White color-	178421
2001 Freightliner FLD- White color-	H55897
2006 Dodge Charger- Orange color-	195653

Date of Publication: July 16, 2021  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2021PR30910  
In the Matter of the Estate of  
ELNA M. MILLER, a/k/a ELNA MAY MILLER, and a/k/a  
ELNA MILLER, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to



the Denver Probate Court of the City and County of Denver, Colorado, on or before November 16, 2021, or the claims may be forever barred.

ERIC. J. MILLER  
Personal Representative  
c/o Jessica L. Broderick, Esq.  
Sherman & Howard L.L.C.  
633 Seventeenth Street, Ste. 3000  
Denver, Colorado 80202

JESSICA L. BRODERICK, Esq. Atty. Reg. #: 40260  
Attorney for the Personal Representative  
Sherman & Howard L.L.C.  
633 Seventeenth Street, Ste. 3000  
Denver, CO80202  
Phone Number:(303) 299-8446  
FAX Number: (303) 298-0940  
E-mail: jbroderick@shermanhoward.com  
First Publication: July 16, 2021  
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Third Publication: July 30, 2021  
Published: Intermountain Jewish News

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

**CASE NO. 2021CV030957 DIV. 280**

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

**vs.**

**Defendants: SONDR A. YOUNG; CAPITAL ONE BANK, N.A.; AMERICREDIT FINANCIAL SERVICES INC.; SECRETARY OF HOUSING AND URBAN DEVELOPMENT;**

**CITY AND COUNTY OF DENVER, DEPARTMENT OF PARKS AND RECREATION; and THE OFFICE OF THE PUBLIC TRUSTEE FOR DENVER COUNTY  
COMBINED NOTICE OF SHERIFF'S SALE AND NOTICE OF RIGHTS TO CURE AND RIGHTS TO REDEEM**

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to the Denver County District Court's Order for Default Judgment and Decree of Foreclosure dated May 7, 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 21, BLOCK 3, GREEN VALLEY RANCH FILING NO. 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Also known as 4477 Dunkirk Way, 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 9th day of September, 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.PAYABLE TO THE DENVER DISTRICT COURT REGISTRY. JUDGEMENT IS TH AMOUNT OF \$ 15,585.22.**

The name, address, and telephone number of the attorney representing the Plaintiff is: Lisa Cancanon, #42043, Vial Fotheringham LLP, 12600 W. Colfax Ave. Ste. C200, Lakewood, CO 80215; telephone: 720-943-8811.

DATED at Denver County, Colorado, this 8TH day of June, 2021.

Elias Diggins

Sheriff of Denver County, Colorado

By: Eric Miller Deputy Sheriff Sergeant

First Publication: July 16, 2021

Last Publication: August 13, 2021

Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
La Plata County District Court Probate Court  
Case No. 21PR30077**

**In the Matter of the Estate of  
PAULA Y. O'NEIL, 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 La Plata, County, Colorado, on or before November 9, 2021, or the claims may be forever barred.

BRIAN MICHAEL SULLIVAN O'NEIL  
aka MICHAEL O'NEIL  
Personal Representative  
904 Bowring Park  
Nashville, TN 97215

AMY MANDEL SPRINGER, Esq. Atty. Reg. #: 20898

Attorney for the Personal Representatives

Springer & Steinberg, PC

1600 Broadway, Site 1200

Denver, CO80202

Phone Number: (303) 861-2800

FAX Number: (303) 832-7116

E0mail: aspringer@springersteinberg.com

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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
Douglas County District Court Probate Division  
Case No. 2021PR30231**

**In the Matter of the Estate of**

**BARBARA A. DEWEY aka BARB DEWEY, 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 Douglas County, Colorado, on or before November 9, 2021, or the claims may be forever barred.

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

JOHN FERGUSON PLC (#53263)  
Attorney for the Personal Representative  
1999 Broadway Ste. 1400  
Denver, CO 80202  
720-593-9202  
john@johnfergusonplc.com  
First Publication: July 9, 2021  
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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2021PR30955**

**In the Matter of the Estate of**

**FRANCISCO D. SABICHI, a/k/a FRANCISCO DAVID  
SABICHI, and a/k/a FRANCISCO SABICHI, 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 November 16, 2021, or the claims may be forever barred.

LISA ANN SABICHI, a/k/a LISA A. SABICHI JOCHEM  
Personal Representative  
c/o Curtis J. Bankers, Esq.

Sherman & Howard L.L.C.  
633 Seventeenth Street, Ste. 3000  
Denver, Colorado 80202  
CURTIS J. BANKERS, Esq. Atty. Reg. #: 47700  
Attorney for the Personal Representative  
Sherman & Howard L.L.C.  
633 Seventeenth Street, Ste. 3000  
Denver, CO80202  
Phone Number:(303) 299-8472  
FAX Number: (303) 298-0940  
E-mail: jbroderick@shermanhoward.com  
First Publication: July 16, 2021  
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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: AVION AT DENVER CONNECTION TOWNHOMES  
ASSOCIATION, INC.**

**v.**

**Defendants: RIKITA DANIELLE MOHAMED; COLORADO  
HOUSING AND FINANCE AUTHORITY; MORTGAGE  
ELECTRONIC REGISTRATION SYSTEMS, INC.; CITY AND  
COUNTY OF DENVER - MANAGER OF FINANCE; and  
PAUL D. LOPEZ AS PUBLIC TRUSTEE FOR THE CITY  
AND COUNTY OF DENVER**

Case No.: 2021CV031549

Div: 414

**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: May 17, 2021

ALTITUDE COMMUNITY LAW P.C.  
Kate M. Leason, #41025  
Jeffrey B. Smith, #40490  
555 Zang Street, Suite 100  
Lakewood, Colorado 80228-1011  
303.432.9999

E-mails: kleason@altitude.law

jsmith@altitude.law

Our File No.: 1186.0025

ATTORNEYS FOR PLAINTIFF Avion at Denver Connection  
Townhomes Association  
Address of Plaintiff: Avion at Denver Connection Townhomes  
Association, Inc.  
c/o MSI, LLC  
11002 Benton Street  
Westminster, CO 80020  
First Publication: July 9, 2021  
Last Publication: August 6, 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: **07/16/2021**:

<b>STOCK YEAR</b>	<b>MAKE/MODEL</b>	<b>VIN</b>
207023 1999	Acura 3.0 CL	008014
206264 2005	Audi A4 1.8T Quattro/1.8T	QUAT
006291		
206232 2010	Buick Lacrosse CXS	263332
206738 2005	Buick LeSabre Custom	132468
206999 1997	Buick LeSabre Limited	487055
206663 2002	Cadillac STS132398	
206427 2006	Chevrolet Impala LT302775	
206522 2001	Chevrolet Silverado K1500	313922
206623 2004	Chevrolet Cavalier	328327
206990 2000	Chevrolet Express G2500	119100

206988 2005 137784	Chevrolet Trailblazer EXT LS/LT	206535 2001	Hyundai Santa Fe GLS/LX 094373
206997 2008	Chevrolet Uplander LT 189597	206795 2003	Hyundai Santa Fe GLS/LX 363951
206763 2013 629695	Chrysler Town & Country Touring Ed	206832 2003	Hyundai Accent L 248657
206788 2005	Chrysler Pacifica Touring 657284	206862 2007	Hyundai Santa Fe GLS 054018
206373 2005	Dodge Grand Caravan SE 337944	206872 2004	Hyundai Tiburon 150315
206584 1999	Dodge Ram 1500 584747	206646 2002	Infiniti I35 005711
206602 2007	Dodge Charger SE/SXT 719117	206896 2004	Infiniti G35 305715
206759 2005	Dodge Durango SLT 560015	207025 2004	Kia Sorento EX/LX 298068
206370 2004	Ford Focus ZTS 107456	206648 1960	Luggage Transporter NOVIN
206389 2005	Ford Explorer Sport Trac B73108	206247 2001	Mazda MPV Wagon 187974
206493 1998	Ford Windstar Wagon B62318	206882 2006	Mercedes-Benz CLS 500C 036450
206533 2012 F39589	Ford Expedition XLT/KING Ranch	206401 2001	Mitsubishi Aztek 535552
206736 1996	Ford Taurus GL 258994	206851 2007	Mitsubishi Galant 052186
206981 2002	Ford E250 Econoline 2WD A38956	206246 1999 404128	Nissan Maxima GLE/GXE/SE
207014 2003	Ford Focus 278628	206651 2016	Nissan Rogue S/SL/SV 803524
207020 2001	Ford Escape XLT D93348	206794 2011	Nissan Rogue S/SV/KROM 301281
207021 2000	Ford Escort 212736	206991 1996 127757	Nissan Maxima GLE/GXE/SE
206531 1996	GEO Tracker 904553	207103 2005	Nissan Maxima SE/SL 831365
206284 2001	GMC Sierra K2500 HD 192913	206845 2002	Oldsmobile Alero GL 122542
206464 2010	GMC Sierra C1500 SLE 177913	206460 1999	Palomino Pop up trailer 047891
206604 2003	GMC Envoy XL 199596	206102 2021	Personal Camper Trailer NO VIN
206869 2000	Homemade Trailer NO VIN	206899 2005	Pontiac G6 135121
206219 2003	Honda Pilot EXL 553341	206660 2007	Saturn Aura XE 258898
206380 1998	Honda CR-V LX 102535	206926 2003	Saturn VUE 894477
206445 1983	Honda 450 101670	206080 2013	Subaru Legacy 2.5I Sport 029112
206737 2016	Honda Civic EX 503579	206358 2000	Subaru Legacy L 209430
206830 1998	Honda Civic EX 010435	206546 2018	Subaru Crosstrek 230172
206867 2006	Honda 750 Shadow 000599	206674 2014	Subaru Impreza Premium 019285
206976 2005	Honda Pilot EX 539020	206704 2010 811907	Subaru Impreza 2.5I Premium

206229 2005 Toyota Camry LE/XLE/SE 065433  
 206478 1998 Toyota Corolla VE/CE/LE 033318  
 206875 1997 Toyota Camry CE/LE/XLE 012859  
 206711 2010 Toyota Corolla BASE/S/LE/XLE  
 389890  
 206954 2000 Toyota Avalon XL/XLS 004163  
 206995 2007 Toyota Camry CE/LE/XLE/SE  
 077183  
 206541 2020 trailer Trailer NOVIN  
 206962 2008 Volkswagen Beetle 522430  
 206374 2004 Volvo S60 374184  
 206458 2005 Volvo V70 XC AWD 516542  
 Date of Publication: July 16, 2021  
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**NOTICE OF SALE**

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STOCK YEAR	MAKE/MODEL	VIN
209364 2000	Acura 3.2 TL	016428
209043 2006	BMW 325i	X38532
209614 2015	Buick Verano	139535
208862 2005	Cadillac SRX	141922
208716 1983	Chevrolet P30	321188
208713 2002	Chevrolet Blazer	166077
208725 2001	Chevrolet Cavalier	287703
208875 2007	Chevrolet Cobalt LT	109483
208956 2007	Chevrolet Trailblazer LS/LT	133347
208965 2003	Chevrolet Silverado K1500	126021

209134 1997	Chevrolet Astro Van	167860
209139 2017	Chevrolet Cruze Premier	100558
209282 2016	Chevrolet Cruze	249685
206099 2005	Chevrolet Trailblazer	304888
208779 2007	Chrysler Aspen Limited	556147
209019 2005	Chrysler Town & Country Limited	
277667		
209498 2001	Chrysler Town & Country LXI	
358487		
208735 2000	Dodge Intrepid	415759
208759 2001	Dodge Durango	505823
208856 1991	Dodge W-Series	W200/W250
276444		
208962 2002	Dodge Ram 1500	241968
209008 2002	Dodge Grand Caravan Sport	
677406		
209370 2000	Dodge Avenger ES	074254
208715 1979	Dodge/Winnebago M40 Motorhome	
519555		
208799 2006	Ford Taurus	254211
208867 1997	Ford Club Wagon Super	E350
B23912		
208899 2016	Ford Focus SE	271998
209025 2003	Ford Escort ZX2	154413
209135 2006	Ford F150	B89159
209133 2005	Ford F150	B24336
209415 2005	Ford Focus ZX4	218039
209005 2003	GMC Envoy	115654
209496 2005	GMC Envoy XL	117055
209010 2010	Homemade Single Axle Utility Trailer	
NO VIN		
209132 2002	Honda Civic LX	572763

209148 2003	Honda Civic LX	070150
209201 2007	Honda Accord EX	016817
209361 2003	Honda Accord LX	116164
209262 2001	Hyundai Accent L	080717
209624 2007	Jeep Grand Cherokee	LAR/COL/FR 522591
208978 2013	Kia Rio LX	108837
208986 2021	Kia Forte FE/LXS	263198
209632 2005	Kia Sorento EX/LX	355456
209174 2013	Land Rover Range Rover	798443
208877 1992	Lexus LS 400	136762
208719 2005	Lincoln LS	670481
208947 1998	Mazda 626 ES/LX	753227
209055 1994	Mazda B2300	M96373
209159 1999	Mazda B2000	M39079
209074 2002	Mercedes-Benz ML320	292574
209426 1998	Mercedes-Benz C230	578655
208768 2002	Mercury Grand Marquis LS	602512
209607 2003	Mercury Grand Marquis LS	702660
208895 2007	Mitsubishi Endeavor LS	054717
209631 2009	Nissan Murano	127195
208721 1998	Oldsmobile Bravada	719885
209379 1990	Pop up camper Camper	NONE
208609 2021	RHM LLC Meridian Wingman	Small 005833
Equipment Trailer		
209255 2005	Scion XB	199249
208861 1996	Subaru Legacy Outback	374469
208927 2007	Subaru Forrester	715542
209024 1996	Toyota Camry DX/LE/XLE	373053
209207 1998	Toyota Corolla	013926
208714 1995	Trailer Trailer	NONE

209023 2000	Unknown Slide-in Pickup Camper	NO VIN
208711 2001	Volkswagen Jetta GLS	020728
208720 2008	Volkswagen Jetta SE/SEL	165112
208870 2004	Volkswagen Jetta GL	114607
209251 2003	Volvo XC90	013117

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County COURT, Denver COUNTY, COLORADO  
1437 Bannock Street, Room 135, Denver, Colorado 80202  
Court Phone: 720-865-7840

**NOTICE OF SHERIFF'S SALE**

Case No.: 09C56150

Plaintiffs: Marshall Recovery, LLC.

v.

Defendants: Alejandro Holguin a/k/a Alejandro Holgin

**COMBINED NOTICE OF RIGHTS TO CURE AND REDEEM  
Sheriff's Sale No. 21001070**

**TO WHOM IT MAY CONCERN:** This Notice is given with regard to the following described Judgment and Writ of Execution:

Judgment Creditors: Marshall Recovery, LLC

Judgment Debtor: Alejandro Holguin a/k/a Alejandro Holgin

Date of issuance of Writ of Execution: March 16, 2021

Date Judgment Entered: 8/13/2009

Date Judgment Revived: 7/25/2015

Original Principal Balance: \$13,382.34

Outstanding Principal Balance: \$13,382.34

Recording Dates of Judgment: 9/04/2009, 8/31/2015

County of Recording: Denver

Judgment Recording Information: 2009118564, 2015122298

**PLEASE BE ADVISED** that on March 16, 2021, a Writ of Execution was issued from the County Court for the County of Denver directing the Sheriff of the County of Denver, State of Colorado, to levy upon and seize **a one-half (1/2) interest** of the following described real property previously owned by Judgment Debtor Alejandro Holguin a/k/a Alejandro Holgin at the time the judgment lien described above attached to the subject property. The Sheriff of Denver County did levy upon and seize **a one-half (1/2) interest in** the following described real property in the County of Denver, State of Colorado:

Lot 5, Block 2, Dora lea Subdivision, City and County of Denver, State of Colorado. Also known as 5050 W Gill Pl, Denver, CO 80219.

YOU MAY HAVE AN INTEREST IN THE 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 THE AMOUNTS DUE TO THE HOLDER OF THE JUDGMENT. A COPY OF SAID STATUTES, AS SUCH STATUTES ARE PRESENTLY CONSTITUTED, WHICH MAY AFFECT YOUR RIGHTS, ARE **ATTACHED HERETO**. HOWEVER, YOUR RIGHTS MAY BE DETERMINED BY PREVIOUS STATUTES.

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

**The Property described herein is all of the property currently encumbered by the lien.**

The name, address and telephone number of the attorneys representing the holder of the judgment are:

Joseph A. Murr, Esq., Reg. No. 14427  
Murr Siler & Accomazzo, P.C.

410 Seventeenth Street, Suite 2400  
Denver, Colorado 80202  
(303)534-2277

#### **NOTICE OF SHERIFF'S SALE**

**PLEASE TAKE NOTICE** that by virtue of a *Writ of Execution* issued by the County Court for the County of Denver in Case No. 09C56150, directing and commanding me to make the sum of Twenty Nine Thousand Seven Hundred Seventy Four and 80/100ths Dollars (**\$29,774.80**), plus additional interest, attorneys' fees, and costs, the amount of a certain Judgment obtained against Judgment Debtor Alejandro Holguin a/k/a Alejandro Holgin, and in favor of Judgment Creditor, Marshall Recovery, LLC, from any property of Judgment Debtor Alejandro Holguin a/k/a Alejandro Holgin legally subject to levy.

I have levied upon a **one-half (1/2) interest in** the following real property to satisfy the Judgment in the aforementioned action:

Lot 5, Block 2, Dora lea Subdivision, City and County of Denver, State of Colorado.

Also known as: 5050 W Gill Pl, Denver, CO 80219

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

**THEREFORE**, According to said command, I shall expose said real property for sale, at Public Auction, to the highest and best bidder, on August 12th, 2021 at 10:00 a.m., at City and County Building, 1437 Bannock Street, Denver, Colorado 80202, in the County of Denver, State of Colorado.

DATED: May 20, 2021

Elias Diggins, Sheriff

City and County of Denver, Colorado



*Intermountain Jewish News*  
Legal Notices, July 16, 2021

[www.ijn.com/legal-notices](http://www.ijn.com/legal-notices)  
For originals (print version), contact (303) 861-2234

By: Deputy Sheriff Sergeant Line  
Attorneys for Plaintiffs  
Joseph A. Murr, Atty. Reg. No. 14427  
Murr Siler & Accomazzo, P.C.  
410 17th Street, Suite 2400  
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