

**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: **07/23/2021**:

<b>STOCK VIN</b>	<b>YEAR</b>	<b>MAKE/MODEL</b>
2097522003 389434	Audi A4	1.8T Quattro AWD
2098062006	BMW X5	Y39674
2102571994	Buick Regal	416142
2103732003	Cadillac CTS	119451
2096952008	Chevrolet Cobalt LT	251954
2097312004 296612	Chevrolet Silverado	C1500
2097441998	Chevrolet Camaro	104551
2097582009 107399	Chevrolet C1500 Suburban	LTZ
2098662007	Chevrolet Cobalt LT	220323
2098942002	Chevrolet Cavalier CNG	433062
2100301999	Chevrolet Malibu LS	252007
2100452006	Chevrolet Malibu LS	240855
2101211999	Chevrolet Astro Van	181719
2103812006	Chevrolet Uplander LS	145727
2104652002 276977	Chevrolet Venture	Luxury
2098642001	Chrysler PT Cruiser	253522
2099732021	Dodge Charger SXT	511191
2100121999	Dodge Durango	584273

2097341992	Ford E-350	A17196
2097321993	Ford E-350	A55532
2097022017	Ford Fusion SE Hybrid	386624
2097432001	Ford Econoline	B46612
2097571995	Ford Econoline E250	B42080
2098592003	Ford Windstar LX	B66305
2099001975	Ford Camper special	182416
2100082000	Ford Focus ZTS	254158
2103902017	Ford F150 Super Cab	E36947
2100022007	GMC Acadia SLT-2	130477
2100262001	Honda Civic EX	022085
2100011992	Honda Accord LX	040869
2100482003	Honda Civic EX	016811
2100932014	Hyundai Sonata GLS	935458
2097612007	Infiniti G35	816325
2096442005	Jaguar X-Type 3.0E	32681
2101992003	Jeep Liberty	567717
2097282004	Kia Optima LX/EX	323069
2097272001	Kia Sephia LS	088811
2100142006	Kia Sorento EX/LX	542133
2098822007	Lexus IS250 AWD	017612
2103222003	Lexus ES 300	091191
2097422007	Lincoln MKX	J32215
2098471999	Mercury Mountaineer	J35775
2104692006 J24923	Mercury Mountaineer	Luxury
2097762004	Mitsubishi Eclipse GTS	054814
2097632009	Nissan Altima 2.5/2.5 S	103170
2103662007	Nissan Maxima SE/SL	819688

2103841999 808569	Nissan Quest SE/GLE/GXE
2098842003	Pontiac Grand Prix SE 138006
2104462006	Pontiac Grand Prix 108933
2104392008	Saab 9-3 2.0T 008256
2099012006	Saturn Ion Level 2 121016
2099422006	Scion XB 033888
2099712005	Scion TC 054575
2098652001	Subaru Forester L 767123
2102842008 2.5X/SPOR	Subaru Forester Sports 721437
2104342001	Subaru Outback 628429
2096801994	Toyota 4RUNNER SR5 146648
2099882002	Toyota Prius 055976
2100272001	Toyota Sequoia SR5 030895
2100722007 047748	Toyota Highlander Hybrid
2103651993	Toyota Corolla 020612
2101822013	Volkswagen Jetta Hybrid 298321
2103142010 4MOTION	Volkswagen Tiguan SE/SEL 510265
2101792004	Volvo XC90 T6 038614

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**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: **07/23/2021**:

<b>STOCK VIN</b>	<b>YEAR</b>	<b>MAKE/MODEL</b>
2098011997		Cadillac Catera 957306
2105092006		Chevrolet Cobalt 612056
2106172004		Chevrolet TrailBlazer 205227
2097242001		Chevrolet Tahoe 102009
2100221997		Chevrolet Camaro 159912
2098901993		Dodge Ram 250 227404
2097622010		Ford Focus 296339
2098972008		Ford Focus 185808
2101291984		Ford F150 B38630
2103851997		Ford F150 C19866
2105612002		Ford Explorer C43676
2100182016 VIN		Homemade Flatbed trailer NO
2103922000		Homemade Utility Trailer NOVIN
2097682005		Honda Accord EX 029968
2103941996		Honda Accord 292199
2097912019		Hyundai Kona 250438
2103672003		Hyundai Elantra 095508
2100812003		Jeep Liberty Sport 661936
2100032000		Mitsubishi Montero Sport 803965
2105101993		Mitsubishi Eclipse 070068
2106342010		Mitsubishi Lancer 024414
2098692009		Nissan Altima 113843
2103892003		Oldsmobile Alero 250559
2093722003		Saturn L200 521426

2097692002 831970	Subaru	Impreza	Outback
2104951995	Suzuki	Sidekick	107081
2097561984	Toyota	Celica	219327
2100072000	Toyota	Corolla	332260
2097391999	Volkswagen	Golf	695326

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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.

YEAR/MAKE/MODEL	VIN #
2002 Toyota Sienna -	121908
2005 GMC Savana -	907075
2017 Honda Civic -	566975
2005 Toyota Corolla -	469838
2018 Toyota Corolla -	983129
2003 Land Rover -	117113
2011 GMC Sierra -	313416
2013 Dodge Dart -	198987
2006 Mazda 6-	105393
2007 Volkswagen Passat -	002050
2012 Ford Fusion -	144179
1977 Chevrolet Nova -	108828

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### Public Notice for vehicles to be sold by Majestic Towing

Year/Make/Model	Vin #
2007 Kia Sportage -	325905
2013 Diamond T Utility Trailer -	015748
2004 Chevy Suburban -	182055
2007 Toyota Scion -	188986
1999 Ford Expedition -	A77092
2007 Toyota Rav4 -	034848
2013 Kia Soul -	544857

**Majestic Towing**  
**POBox 33143**  
**Denver, CO80233**  
**720-775-2702**

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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 #
2003 Red Infiniti G35	018886
2003 Green Land Rover	140142
2003 Silver Kia Optima	244512
2006 Blue VW Passat	150865
2012 Silver Chrysler 200	319197
2002 White Dodge Intrepid	111160

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**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

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**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

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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

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**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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**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

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

**Denver Probate Court  
Case No. 2021PR030729**

**In the Matter of the Estate of  
PATRICIA F. TOBEY a/k/a MARY PATRICIA TOBEY,  
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 30, 2021, or the claims may be forever barred.

JOHN D. TOBEY  
Co-Personal Representative

2125 S. Grant Street  
Denver, CO 80210  
WILLIAM J. FORTUNE  
Co-Personal Representative  
3055 E. Exposition Avenue  
Denver, CO 80209

JAY H. CHAPMAN, Esq. Atty. Reg. #: 00645  
Attorney for the Co-Personal Representatives  
Chapman & Roth, LLC  
1355 S. Colorado Blvd., Suite 600  
Denver, CO 80222  
Phone Number: 303-759-4004  
FAX Number: 303-757-0231  
E-mail: jay@chapmanroth.com  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.**

**District Court, County of Jefferson, Colorado  
Case No. 2021PR30820**

**In the Matter of the Estate of  
KENNETH CHARLES NELSON a/k/a KENNETH C.  
NELSON, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court, County of Jefferson, State of Colorado, 100 Jefferson County Pkwy,

Golden, Colorado 80401, on or before November 30, 2021, or the claims may be forever barred.

RICHARD A. DAVIS  
Personal Representative  
2110 South Flower Way  
Lakewood, Colorado 80227

LINDA F. COHN, Esq. Atty. Reg. #: 10439  
Attorney for the Personal Representative  
3051 South Marion Street.  
Englewood, CO 80113  
Phone Number: 720.353.2959  
Fax: 303-791-5531 (call first)  
E-mail: Linda8735@comcast.net  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 21PR30750  
In the Matter of the Estate of  
MAX TYCHO CHRISTENSEN aka TYCHO  
CHRISTENSEN, 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 23, 2021, or the claims may be forever barred.

MAUREEN H. COOK, Esq. #51465  
Attorney for the Personal Representative  
Law Offices of Bradley J. Frigon, LLC  
6500 South Quebec Street, Suite 330  
Englewood, CO 80111  
Phone Number: (820) 200-4025  
Fax Number: (720) 200-4026  
E-mail: bfrigon@bjflaw.com  
E-mail: mcook@bjflaw.com  
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**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

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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
District Court, Arapahoe County, Colorado  
Case No. 2021PR30748, Division CLX**

**In the Matter of the Estate of  
GLADYS WILMA MCPECK, a/k/a GLADYS W.  
MCPECK, a/k/a GLADYS MCPECK, 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 November 30, 2021, or the claims may be forever barred.

PAMELA ANN MCPECK  
Personal Representative  
c/o SARAH L. GOLOMBEK, Esq., #37671  
The Law Office of Sarah L. Golombek, LLC  
3900 East Mexico Ave., Suite 300  
Denver, CO80210  
Phone Number: 720-305-9900

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

**Denver Probate Court  
Case No. 21PR276**

**In the Matter of the Estate of  
HELEN MAE DOHERTY, a/k/a HELEN M. DOHERTY,  
a/k/a HELEN DOHERTY, 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 December 1, 2021, or the claims may be forever barred.

DEBRA ANN WACHSMUTH  
Personal Representative  
5176 S. Yank Ct.  
Littleton, CO 80127  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court  
Case No. 21PR253**

**In the Matter of the Estate of  
DANIEL LEE MASK, 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 23, 2021, or the claims may be forever barred.

RENDA L. LEONARD CUMMINGS

Personal Representative

5102 Xanadu St.

Denver, CO80239

303.847.6554

E-mail: ladyren15@gmail.com

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**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

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