

**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 EL PASO, STATE OF
COLORADO**

CASE NO. 2020CV032508 DIV. 466

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

vs.

**Defendants: REBECCA ANN SULLIVAN, an
individual; DENNIS SULLIVAN, an individual; FIRST
AMERICAN TITLE OF ALASKA, an Alaska
corporation; DON C. LOVELACE, an individual; PHAY
A. LOVELACE, an individual; 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 March 2, 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 7, GREEN VALLEY RANCH FILING NO.
4, CITY AND COUNTY OF DENVER, STATE OF
COLORADO. Also known by street number as 19642
East 42nd 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. A notice of intent to redeem filed pursuant to
section 38-38-302 shall be filed with the officer no later
than eight business days after the sale. A notice of intent
to cure filed pursuant to section 38-38-104 shall be filed
with the officer at least fifteen calendar days prior to the
first scheduled sale date or any date to which the sale is

continued. If the Borrower believes that a lender or servicer has violated the requirements for a single point of contact in section 38-38-103.1 or the prohibition on dual tracking in section 38-38-103.2, the borrower may file a complaint with the Colorado attorney general at (720) 508-6000, the CFPB at (855) 411-2372, or both, but the filing of a complaint will not stop the foreclosure process.

The Sheriff's sale has been scheduled to occur at 10:00A.M., on the 5th 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.

PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY. JUDGE MENT IS IN THE AMOUNT OF \$ 12,047.85.

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 12th day of May, 2021.

Elias Diggins Sheriff of Denver County, Colorado

By: Eric Miller Deputy Sheriff Sergeant

First Publication: June 11, 2021

Last Publication: July 9, 2021

Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

District Court, Jefferson County, Colorado

Case No. 2021PR30696

In the Matter of the Estate of

**CLARA DEAN SISCO a/k/a CLARA D. SISCO a/k/a
CLARA SISCO a/k/a DEAN CLARA SISCO a/k/a DEAN
C. SISCO a/k/a DEAN SISCO a/k/a DEE SISCO,
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 October 25, 2021, or the claims may be forever barred.

MICHELLE ANNA MILLER

Personal Representative

c/o Christopher Turner

The Gantenbein Law Firm, LLC

1760 Gaylord Street

Denver, CO80206

CHRISTOPHER TURNER, Esq. #43245
Attorney for the Personal Representative
Gantenbein Law Firm, LLC
PO Box 777
Wheat Ridge, CO80034
Phone: 720-593-8295
Fax: 720-442-8051
Email: christopher@gantenbeinlaw.com
First Publication: June 25, 2021
Second Publication: July 2, 2021
Third Publication: July 9, 2021
Published: Intermountain Jewish News

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

Case No. 21C00500 Courtroom 175

Public Notice is given on June 18, 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 SAMUEL STONE ROECKER be changed to SAMUEL EZRA STONE

Clerk of the Court/Deputy Clerk

First Publication: June 25, 2021

Second Publication: July 2, 2021

Third Publication: July 9, 2021

Published: Intermountain Jewish News

**COLORADO DIVISION OF INSURANCE
SYNOPSIS OF ANNUAL STATEMENT FOR
PUBLICATION**

**Required pursuant to §10-3-109(1), C.R.S.
FOR YEAR 2020**

As Rendered to the Commissioner of Insurance

TRIUMPHE CASUALTY COMPANY

NAIC Number 41106

3250 Interstate Dr.

Richfield, OH 44286

Assets \$68,534,629

Liabilities \$48,097,691

Capital and Surplus/Policyholder Surplus

\$20,436,938

DIVISION OF INSURANCE

CERTIFICATE OF AUTHORITY

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the

TRIUMPHE CASUALTY COMPANY

organized under the laws of Ohio, subject to its Articles of Incorporation or other fundamental organizational documents and in consideration of its compliance with the laws of Colorado, is hereby licensed to transact business as a Property and Casualty insurance company, as provided by the Insurance Laws of Colorado, as amended, so long as the insurer continues to conform to the authority granted by its Certificate and its corporate articles, or its Certificate is otherwise revoked, canceled or suspended.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of my office to be affixed at the City and County of Denver this first day of March, 2021.

MICHAEL CONWAY
Commissioner of Insurance

First Publication: June 18, 2021
Last Publication: July 9, 2021
Published: Intermountain Jewish News

COLORADO DIVISION OF INSURANCE
SYNOPSIS OF ANNUAL STATEMENT FOR
PUBLICATION

Required pursuant to §10-3-109(1), C.R.S.
FOR YEAR 2020

As Rendered to the Commissioner of Insurance

VANLINER INSURANCE COMPANY

NAIC Number 21172

One Premier Drive
St. Louis MO 63026

Assets \$552,270,993
Liabilities \$385,533,725
Capital and Surplus/Policyholder Surplus
\$166,737,267

DIVISION OF INSURANCE

CERTIFICATE OF AUTHORITY

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the

VANLINER IINSURANCE COMPANY

organized under the laws of Missouri, subject to its Articles of Incorporation or other fundamental organizational documents and in consideration of its compliance with the laws of Colorado, is hereby licensed to transact business as a Property and Casualty

insurance company, as provided by the Insurance Laws of Colorado, as amended, so long as the insurer continues to conform to the authority granted by its Certificate and its corporate articles, or its Certificate is otherwise revoked, canceled or suspended.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of my office to be affixed at the City and County of Denver this first day of March, 2021.

MICHAEL CONWAY
Commissioner of Insurance

First Publication: June 18, 2021
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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

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 TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
District Court of Douglas County, Colorado
Case No. 21PR30204, Division C
In the Matter of the Estate of
TIMOTHY JAMES OSTDAHL, 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 January 1, 2022, or the claims may be forever barred.

GRAYSON OSTDAHL
Personal Representative
5898 Angie Court
Parker, Colorado 80134

MARTIN J. PLANK, Esq. Atty. Reg. #: 19928
Attorney for the Personal Representative
Martin J. Plank, P.C.
3900 E. Mexico Avenue, #1300
Denver, Colorado 80210
Phone Number (303) 584-0990
FAX Number (303) 584-0995
E-mail: mplank@martinplankpc.com
First Publication: June 25, 2021
Second Publication: July 2, 2021
Third Publication: July 9, 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

NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

District Court of Arapahoe County, Colorado

Case No. 20PR30083

In the Matter of the Estate of

ELIZABETH R. SAENZ, 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 January 1, 2022, or the claims may be forever barred.

DANITA RYKOWSKI

Personal Representative

1950 W. Girton Avenue

Englewood, CO80110

MARTIN J. PLANK, Esq. Atty. Reg. #: 19928

Attorney for the Personal Representative

Martin J. Plank, P.C.

3900 E. Mexico Avenue, #1300

Denver, Colorado 80210

Phone Number (303) 584-0990

FAX Number (303) 584-0995

E-mail: mplank@martinplankpc.com

First Publication: June 25, 2021

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Third Publication: July 9, 2021

Published: Intermountain Jewish News

**COLORADO DIVISION OF INSURANCE
SYNOPSIS OF ANNUAL STATEMENT FOR
PUBLICATION**

**Required pursuant to §10-3-109(1), C.R.S.
FOR YEAR 2020**

As Rendered to the Commissioner of Insurance

NATIONAL INTERSTATE INSURANCE COMPANY

NAIC Number 32620

3250 Interstate Dr.

Richfield, OH 44286

Assets \$1,364,658,471

Liabilities \$1,078,309,914

Capital and Surplus/Policyholder Surplus

\$286,348,557

DIVISION OF INSURANCE

CERTIFICATE OF AUTHORITY

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the

NATIONAL INTERSTATE INSURANCE COMPANY

organized under the laws of Ohio subject to its Articles of Incorporation or other fundamental organizational

documents and in consideration of its compliance with the laws of Colorado, is hereby licensed to transact business as a Property and Casualty insurance company, as provided by the Insurance Laws of Colorado, as amended, so long as the insurer continues to conform to the authority granted by its Certificate and its corporate articles, or its Certificate is otherwise revoked, canceled or suspended.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of my office to be affixed at the City and County of Denver this first day of March, 2021.

MICHAEL CONWAY
Commissioner of Insurance

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.
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

Last Publication: July 16, 2021

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
Second Publication: July 9, 2021
Third 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. 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

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

**Denver Probate Court
Case No. 2021PR30826, Division 3
In the Matter of the Estate of
CALI JORDAN LEMAY, aka CALI J. LEMAY, aka CALI
LEMAY, aka CALEAH JORDAN LEMAY, 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 October 25, 2021, or the claims may be forever barred.

W. MARK FINGER

Personal Representative

c/o Katrina S. Jones, P.C.

11160 Huron Street, Suite 33

Northglenn, CO 80234

KATRINA S. JONES, #30041

Attorney for the Personal Representative

Katrina S. Jones, P.C.

11160 Huron St., Ste. 33

Northglenn, CO80234

Phone: (303) 252-1012

Fax: (303) 539-9380

E-mail: katrina@ksjelderlaw.com

First Publication: June 25, 2021

Second Publication: July 2, 2021

Third Publication: July 9, 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 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: **07/09/2021**:

STOCK VIN	YEAR	MAKE/MODEL
2093642000		Acura 3.2 TL 016428
2090432006		BMW 325I X38532
2096142015		Buick Verano 139535
2088622005		Cadillac SRX 141922
2087161983		Chevrolet P30 321188
2087132002		Chevrolet Blazer 166077
2087252001		Chevrolet Cavalier 287703
2088752007		Chevrolet Cobalt LT 109483
2089562007		Chevrolet Trailblazer LS/LT 133347
2089652003		Chevrolet Silverado K1500 126021
2091341997		Chevrolet Astro Van 167860
2091392017		Chevrolet Cruze Premier 100558
2092822016		Chevrolet Cruze 249685
2087792007		Chrysler Aspen Limited 556147
2090192005		Chrysler Town & Country Limited 277667
2094982001		Chrysler Town & Country LXI 358487

2087352000	Dodge Intrepid	415759	2089862021	Kia Forte FE/LXS	263198
2087592001	Dodge Durango	505823	2096322005	Kia Sorento EX/LX	355456
2088561991	Dodge W-SERIES	W200/W250	2091742013	Land Rover Range	Rover
276444			798443		
2089622002	Dodge Ram 1500	241968	2088771992	Lexus LS 400	136762
2090082002	Dodge Grand Caravan	Sport	2087192005	Lincoln LS	670481
677406			2089471998	Mazda 626 ES/LX	753227
2093702000	Dodge Avenger ES	074254	2090551994	Mazda B2300	M96373
2087151979	Dodge/Winnebago	M40	2091591999	Mazda B2000	M39079
Motorhome	519555		2090742002	Mercedes-Benz ML320	292574
2087992006	Ford Taurus	254211	2094261998	Mercedes-Benz C230	578655
2088671997	Ford Club Wagon Super	E350	2087682002	Mercury Grand Marquis	LS
B23912			602512		
2088992016	Ford Focus SE	271998	2096072003	Mercury Grand Marquis	LS
2090252003	Ford Escort ZX2	154413	702660		
2091352006	Ford F150 B89159		2088952007	Mitsubishi Endeavor LS	054717
2091332005	Ford F150 B24336		2096312009	Nissan Murano	127195
2094152005	Ford Focus ZX4	218039	2087211998	Oldsmobile Bravada	719885
2090052003	GMC Envoy	115654	2093791990	Pop up camper Camper	NONE
2094962005	GMC Envoy XL	117055	2086092021	RHM LLC Meridian Wingman Small	
2090102010	Homemade Single Axle	Utility	Equipment Trailer	005833	
Trailer NO VIN			2092552005	Scion XB	199249
2091322002	Honda Civic LX	572763	2088611996	Subaru Legacy Outback	374469
2091482003	Honda Civic LX	070150	2089272007	Subaru Forrester	715542
2092012007	Honda Accord EX	016817	2090241996	Toyota Camry	DX/LE/XLE
2093612003	Honda Accord LX	116164	373053		
2092622001	Hyundai Accent L	080717	2092071998	Toyota Corolla	013926
2096242007	Jeep Grand Cherokee		2087141995	Trailer Trailer	NONE
LAR/COL/FR	522591		2090232000	Unknown Slide-in Pickup	Camper
2089782013	Kia Rio LX	108837	NO VIN		

2087112001	Volkswagen Jetta GLS	020728
2087202008	Volkswagen Jetta	SE/SEL
165112		
2088702004	Volkswagen Jetta GL	114607
2092512003	Volvo XC90013117	
2044922008	Hyundai Elantra	322593
1894672020	Toyota Corolla	024224
1955332017	Ford Explorer Sport	B61862

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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: **07/09/2021:

STOCK VIN	YEAR	MAKE/MODEL
2086902002		Buick Rendezvous
2079792007		Chevrolet Impala
2084531980		Chevrolet Monte Carlo
2080452004		Chevrolet Silverado
341394		
2080682002		Chevrolet Silverado
113853		
2081462004		Chevrolet Cavalier
2087102003		Chevrolet Cavalier
2079531999		Dodge Durango
2087042001		Dodge Durango

2081912001	Honda Prelude	002090
2082022005	Hyundai Santa Fe	990259
2086782016	Hyundai Elantra	252328
2081942004	Jaguar X-Type	D89129
2087031992	Jeep Cherokee	182880
2086132007	Nissan Murano	614155
2081122004	Pontiac Grand Prix	124401
2081432004	Pontiac Grand Prix	110501
2082091996	Pontiac Grand Prix	239437
2087912005	Pontiac G6	157239
2080492008	Saturn Astra	065263
2080652002	Saturn SL2	119594
2082962006	Subaru Outback	305208
2080592009	Toyota Corolla	065605

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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:

YEAR/MAKE/MODEL	VIN #
2013 Subaru Legacy- Silver Color-	036794
2010 Nissan Murano- Gray color-	001448
2014 Honda Accord- White color-	154921
2004 Chevy Trailblazer- Gray color-	204943

Date of Publication: July 9, 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
First Publication: July 9, 2021
Second Publication: July 16, 2021
Third Publication: July 23, 2021

Published: Intermountain Jewish News

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

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

Denver, Colorado 80202

Phone: 303-534-2277; Fax: 303-534-1313

Email: jmurr@msa.legal

DATE OF FIRST PUBLICATION: June 18, 2021

DATE OF LAST PUBLICATION: July 16, 2021

Published: Intermountain Jewish News

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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Third Publication: July 23, 2021

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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

First Publication: July 9, 2021

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