

DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2020CV033806, Division/Courtroom 203

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

PROVINCETOWN LANDING ASSOCIATION,
Plaintiff,

v.

PATRICK J MCCAULEY; CARRIE L MCCAULEY; BANK OF
AMERICA, N.A.; and PAUL LOPEZ AS PUBLIC TRUSTEE FOR
THE CITY AND COUNTY OF DENVER, et al.

Defendant(s).

TO THE ABOVE NAMED DEFENDANTS, Please take notice:

You and each of you are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the Civil Division of the Sheriff's Department of Denver County, Colorado at 10:00 A.M., on the 22nd day of July, 2021, at 1437 Bannock St...Denver, CO 80202, phone number 720-865-9556. At which sale, the above described real property and improvements thereon will be sold to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale.

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

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

This is to advise you that a Sheriff's sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to Court Order dated March 11, 2021 and C.R.S. 38-38-101 et seq. by Provincetown Landing Association the holder and current owner of a statutory lien. The foreclosure is based on a default under the Condominium Declaration for Provincetown Landing Townhomes recorded on 01/22/1974 at Reception Number: 197419062 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The Declaration establishes a lien for the benefit of

Provincetown Landing Association against real property legal described as follows:

Condominium Unit 410, Provincetown Landing Townhomes, a Condominium, according to the Map recorded July 22, 1974 in Map Book 3 at Page 138 and Supplements thereto recorded as follows: August 7, 1974 in Map Book 3 at Page 147, August 16, 1974 in Map Book 3 at Page 168, August 23, 1974 in Map Book 3 at Page 185, and April 29, 1975 in Map Book 2 at Page 68 and the Condominium Declaration recorded July 22, 1974 in Book 916 at Page 533, Amendment recorded July 26, 1974 in Book 920 at Page 234, Supplemental Declaration recorded August 7, 1974 in Book 925 at Page 656, Second Supplemental Declaration recorded August 16, 1974 in Book 930 at Page 590, Third Supplemental Declaration recorded August 23, 1974 in Book 935 at Page 60, Corrective Instrument recorded January 14, 1975 in Book 998 at Page 219 and Substitution of Declarant recorded December 7, 1976 in Book 1357 at Page 393, City and County of Denver, State of Colorado.; And also known as: 7925 W. Layton Ave, Unit 410, Denver, CO 80123

The attorney representing the legal owner of the above described lien is: Azra Taslimi, Reg No. 44317, Altitude Community Law P.C., 555 Zang Street, Suite 100, Lakewood, Colorado 80228-1011, 303.432.9999

Date: May 18, 2021 Elias Diggins
Sheriff

City and County of Denver,
State of Colorado

By: Deputy Sheriff Sergeant Eric Miller
First Publication: May 28, 2021
Last Publication: June 25, 2021
Published: Intermountain Jewish News

DISTRICT COURT, COUNTY OF DENVER, STATE OF COLORADO

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

vs.

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

CASE NO. 2020CV032297 DIV. 203

NOTICE OF SHERIFF'S SALE

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

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

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

The Sheriff's sale has been scheduled to occur at 10:00 A.M., on the 22nd day of July, 2021, on the front steps of the Denver City and

County Building, located at 1437 Bannock Street, Denver, Colorado 80202; telephone number 720-865-9556. At the sale, the Sheriff will sell the above described real property and improvements thereon to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in or to said real property in connection with this sale.

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

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

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

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Eric Miller

First Publication: May 28, 2021

Last Publication: June 25, 2021

Published: Intermountain Jewish News

Denver Probate Court

City of County of Denver, Colorado

Court Address:

1437 Bannock Street

Denver, CO 80202

In the Matter of the Estate of:

ELLEN L. PLEIMAN, a/k/a ELLEN PLEIMAN,

Deceased.

Case Number: 2021 PR 30801

NOTICE OF HEARING WITHOUT APPEARANCE BY PUBLICATION

PURSUANT TO C.R.P.P. 24 and §15-10-401, C.R.S.

******Attendance at this hearing is not required or expected. ******

To: Possible Additional Unknown Heirs

Last Known Address, if any: Unknown

A hearing on Petition for Adjudication of Intestacy and Formal Appointment of Personal Representative for (brief description of relief requested) Order of Intestacy, Determination of Heirs and Formal Appointment of Personal Representative will be held at the following time and location or at a later date to which the hearing may be continued:

Date: July 23, 2021

Time: 8:00 a.m.

Courtroom or Division: 3

Address: 1437 Bannock Street, Denver, Colorado 80202

***** **IMPORTANT NOTICE*******

Any interested person wishing to object to the requested action set forth in the motion/petition and proposed order must file a written objection with the court on or before the hearing and must furnish a copy of the objection to the person requesting the court order. JDF 722 (Objection form) is available on the Colorado Judicial Branch website (www.courts.state.co.us). If no objection is filed, the court may take action on the motion/petition without further notice or hearing. If any objection is filed, the objecting party must, within 14 days after filing the objection, contact the court to set the objection for an appearance hearing. Failure to timely set the objection for an appearance hearing as required will result in further action as the court deems appropriate.

James A. Kaplan, Atty. Reg. #: 7741

Attorney or Party Without Attorney (Name and Address):

Machol & Johannes, LLC

700 Seventeenth Street, Suite 200

Denver, CO 80202

Phone Number: (303) 830-0075

FAX Number: (303) 416-8717

E-mail: James.Kaplan@mjfirm.com

First Publication: June 11, 2021

Second Publication: June 18, 2021

Third Publication: June 25, 2021

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2021PR30761

In the Matter of the Estate of

KATHERINE DIAMOND, 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 1, 2021, or the claims may be forever barred.

GREGORY DIAMOND

Personal Representative

c/o Lohf Shaiman Jacobs PC

950 S. Cherry Street, Ste. 300

Denver, CO80246

CHARLES H. JACOBS, Esq. #1919

Attorney for the Personal Representative

Lohf Shaiman Jacobs PC

950 S. Cherry Street, Ste. 300

Denver, CO 80246

Phone No: 303-753-9000

Fax No: 303-753-9997

Email: cjacobs@lohfishaiman.com

First Publication: June 11, 2021

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Third Publication: June 25, 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
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
LINCOLN HERITAGE LIFE INSURANCE COMPANY
NAIC Number 65927

4343 East Camelback Mountain
Phoenix, AZ 85018

Assets	\$1,144,620,713	
Liabilities	\$1,053,115,455	
Capital and Surplus/Policyholder Surplus		\$91,505,258

DIVISION OF INSURANCE

CERTIFICATE OF AUTHORITY

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the

LINCOLN HERITAGE LIFE INSURANCE COMPANY

organized under the laws of Illinois, 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 life 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 11, 2021
Last Publication: July 2, 2021
Published: Intermountain Jewish News

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

**District Court Jefferson County
Case No. 2021PR30626, Division: 11
In the Matter of the Estate of**

**ROBERTA SMALLWOOD ADAMO aka ROBERTA LEE ADAMO
aka ROBERTA S. ADAMO, 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 11, 2021, or the claims may be forever barred.
BRIAN K. STUTHEIT, Esq. Atty. Reg. #: 8805
Attorney for the Personal Representative
Stutheit & Gartland, P.C.
8119 Shaffer Parkway, A-101
Littleton, CO80127
Phone Number:(303) 321-3017
brian@stutheitandgartland.com
First Publication: June 11, 2021
Second Publication: June 18, 2021
Third Publication: June 25, 2021
Published: Intermountain Jewish News

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

**Denver Probate Court
Case No. 2021PR030108
In the Matter of the Estate of
BARRY SUN, 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.

AMY SUN
Personal Representative
c/o MIKE SCHNEIDER
621 17th Street, Suite 1450
Denver, CO 80293

MIKE SCHNEIDER, Esq.
Attorney for the Personal Representative
621 17th Street, Suite 1450
Denver, CO80293
Phone Number: 303-294-0204
Fax Number: 303-200-7449
E-mail: mikes@bookotoole.com

First Publication: June 18, 2021
Second Publication: June 25, 2021
Third Publication: July 2, 2021
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2020CV033795
DIVISION NO. 209

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

Plaintiff, Governor's Place Condominium Association
v.

Defendants, EMILY MAE LARSON

Regarding: Residence 1206, Together With And Undivided 1.38 Percent Interest In The Common Elements And The Exclusive Right To Use Parking Space 110 Governors Place, According To The Condominium Declaration For Governors Place Recorded September 5, 1979 In Book 1999 At Page 229 And The Condominium Map Recorded March 27, 1980 In Book C16 At Page 14, City And County Of Denver, State Of Colorado. Also known as: 800 Pearl St #1206, Denver CO 80203

TO THE ABOVE NAMED DEFENDANTS, Please take notice:

You and each of you are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the Civil Division of the Sheriff's Office of Denver County, Colorado at 10:00A.M., on the 29TH day of July 2021, **at the front steps of the Denver City and County Building, 1437 Bannock Street, Denver, CO 80202**; phone number 720-865-9556. At which sale, the above described real property and improvements thereon will be sold to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale.

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

Further, for the purpose of paying off, curing default or redemption, as provided by statute, intent must be directed to or conducted at the above address of the Civil Division of the Sheriff's Department of Denver County, Colorado.

PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY.

NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM

RE: Sheriff's Sale of Real Property pursuant to Order and Decree of Foreclosure and C.R.S. 38-38-101 et seq.

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to a Court Order and Decree dated March 29, 2021, and C.R.S. 38-38-101 et seq., by Governor's Place Condominium Association, the current holder of a lien recorded on May 15, 2019 at Rec. No. 2019059302, in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The judicial foreclosure is based on a default under the Amended and Restated Condominium Declaration for Governor's Place recorded on May January 7, 1980 at Reception No. 2003003726 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The Declaration and notices, as recorded, establish a lien for the benefit of Governor's Place Condominium Association, **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS.**

You may have an interest in the real property being affected, or have certain rights or suffer certain liabilities or loss of your interest in the subject property as a result of said foreclosure. You may have the right to redeem the real property or you may have the right to cure a default under the instrument being foreclosed. Any Notice of Intent to Cure must be filed no later than fifteen (15) calendar days prior to the date of the foreclosure sale

In this regard, you may desire and are advised to consult with your own private attorney.

Further, you are advised that the parties liable thereon, the owner of the property described above, or those with an interest in the subject

property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto.

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

DATED in Colorado this 5th day of May, 2021.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

ATTORNEY FOR THE PLAINTIFF:

ORTEN CAVANAGH HOLMES & HUNT, LLC

1445 Market Street, Suite 350

Denver, CO 80202

First Publication: June 4, 2020

Last Publication: July 2, 2021

Published: Intermountain Jewish News

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

District Court Probate Division Elbert County

Case No. 2021PR30025

In the Matter of the Estate of

DONALD GENE BRADLEY (aka DON BRADLEY), 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 Elbert, County, Colorado, on or before October 18, 2021, or the claims may be forever barred.

JOHN A.M. FERGUSON

Attorney for the Personal Representative

John Ferguson PLC

1999 Broadway Ste. 1400

Denver, CO80202
720-593-9202
john@johnfergusonplc.com
First Publication: June 18, 2021
Second Publication: June 25, 2021
Third Publication: July 2, 2021
Published: Intermountain Jewish News

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

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

Denver Probate Court
Case No. 2021PR30785, Division: 3
In the Matter of the Estate of

LESTER EVAINE SCRIBNER a/k/a LESTER E. SCRIBNER a/k/a
LESTER SCRIBNER a/k/a LES SCRIBNER, 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 11, 2021, or the claims may be forever barred.

ROBIN FLYNN
Personal Representative
11765 Eudora Ct.

Thornton, Colorado 80233

LARRY S. JACOBS, Atty. Reg. #12026
Attorney for the Personal Representative

Evans Case, LLP
1660 S. Albion St., Suite 1100
Denver, CO80222

Phone Number:(303) 757-8300
E-mail: Jacobs@evanscase.com

First Publication: June 11, 2021
Second Publication: June 18, 2021
Third Publication: June 25, 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
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
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

DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO

Court Address: 1437 Bannock Street

Denver, CO 80202

Court Phone: 720-865-8301

Plaintiff: PARKWAY CONDOMINIUMS I HOMEOWNERS ASSOCIATION, INC.

v.

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

Case No.: 2021CV030547

Div: 215

SUMMONS

TO THE ABOVE-NAMED DEFENDANTS:

YOU ARE HEREBY SUMMONED and required to file with the Clerk of this Court an answer or other response to the attached Complaint. If service of the Summons and Complaint was made upon you within the State of Colorado, you are required to file your Answer or other response within twenty-one (21) days after service upon you. If service of the Summons and Complaint was made upon you, outside of the State of Colorado, you are required to file your Answer or other response within thirty-five (35) days after service upon you or if served by publication pursuant to C.R.C.P. 4(g). If served by publication, service shall be complete on the day of the last publication. Pursuant to 28 U.S.C. § 2410(b), the time for filing an Answer or other response is extended to sixty (60) days for the United States. Your answer or counterclaim must be accompanied with the applicable filing fee. A copy of the Complaint may be obtained from the Clerk of the Court.

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

This is an action affecting the real property described in the Complaint and is a proceeding *in rem* as well as a proceeding *in personam*.

Dated: February 11, 2021

Address of Plaintiff:

Parkway Condominiums I Homeowners Association, Inc.

c/o Management Specialists-Westminster

11002 Benton Street

Westminster, CO 80020

ATTORNEYS FOR PLAINTIFF Parkway Condominiums I

Homeowners Association, Inc

ALTITUDE COMMUNITY LAW P.C.

Kate M. Leason, Reg. No. 41025

Jeffrey B. Smith, Reg. No. 40490

555 Zang Street, Suite 100

Lakewood, Colorado 80228-1011

Phone Number: 303.432.9999
E-mails: kleason@altitude.law
jsmith@altitude.law

Original signature of Kate M. Leason is on file with the law offices of Altitude Community Law P.C. pursuant to C.R.C.P. 121, §1-26(7).

Our File No.: 9647.0102

First Publication: May 28, 2021

Last Publication: June 25, 2021

Published: Intermountain Jewish News

DISTRICT COURT, COUNTY OF DENVER, STATE OF
COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

Phone Number: (303) 606-2300

Case No.: 2021CV30900, Division: 215

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

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

SUMMONS FOR PUBLICATION

The People of the State of Colorado

To the Defendants named above:

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

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

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

Dated: May 18, 2021

VIAL FOTHERINGHAM LLP

Attorneys for Plaintiff

Damien Bielli, #35256

Lisa Cancanon #42043

12600 W. Colfax, Ste. C200

Lakewood, CO 80215

Phone Number: (720) 943-8811

File No.: CO20030-117

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

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

First Publication: May 28, 2021

Third Publication: June 25, 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:

06/25/2021:

STOCK YEAR	MAKE/MODEL	VIN
203344 2001	Acura MDX	520259
203355 1992	Acura Legend LS	023038
203430 2004	Audi A8 L Quattro	004180
202940 2007	BMW X3 3.0SI	F22764

199083	2008	Chevrolet Silverado	112086	203336	2001	Lincoln Town Car Executive	665914
202578	2004	Chevrolet Colorado	108240	203445	2006	Mazda Mazda3	412546
202808	2001	Chevrolet K1500 Suburban	188661	203496	2001	Mazda Protege	475288
202807	1995	Chevrolet G20	132113	203030	1999	Mercedes-Benz E320	882490
202914	2006	Chevrolet Trailblazer LS/LT	358585	203539	2007	Mercedes-Benz CLS550	080421
203035	2005	Chevrolet Pickup	227395	203258	1994	Mercury Sable GS	630197
203041	1995	Chevrolet Silverado	197620	202902	1999	Nissan Sentra071211	
203050	2014	Chevrolet Impala	119449	202904	1990	Nissan Maxima	376639
203204	2013	Chevrolet Equinox LT	297636	202943	2005	Nissan Sentra 1.8/1.8S	514183
203291	2006	Chevrolet Impala LT	372612	203025	2004	Nissan Frontier XE	464390
202806	2007	Chrysler Sebring Touring	527247	203029	2009	Nissan Maxima S/SV	849796
202931	2007	Chrysler 300 Touring	812636	203072	2005	Nissan Altima 148272	
203021	1998	Chrysler Sebring JX	334606	203275	2008	Nissan Sentra 2.0/2.0S/2.0SL	668423
203422	1996	Chrysler Sebring JX	233068	203297	2006	Nissan Altima S/SL	444949
203478	2002	Chrysler PT Cruiser	207360	203480	2012	Nissan Altima	106971
202683	2000	Flatbet Trailer NA		202812	2006	Pontiac G6	135874
202922	2008	Ford Escape XLT	A57642	203132	2005	Scion TC	007619
202929	2000	Ford Windstar Wagon	B08290	202848	1990	Subaru Legacy L/HX/PX/RX	641087
203011	2009	Ford Mustang	119606	203221	1996	Subaru Outback	379463
203026	2002	Ford Focus	110074	203463	2010	Subaru Legacy 2.5I Premium	246839
203418	2002	Ford Expedition Eddie Bauer	A85219	203488	1998	Subaru Legacy Outback	612906
203419	2005	Ford Expedition Eddie Bauer	A39853	202664	1978	Suzuki Gs750 E27222	
203479	2003	Ford Expedition XLT	B05636	202657	1997	Toyota 4Runner	037192
203474	2000	Ford Mustang	135561	202917	2008	Toyota Sienna CE/LE	132133
195936	2004	Ford Expedition Eddie Bauer	A50522	202930	2005	Toyota Corolla Matrix XR	550291
203438	1996	GMC Yukon	751291	203298	2004	Toyota Camry LE/XLE/SE	585366
202840	2002	Honda Accord090492		203340	1998	Toyota 4RUNNER SR5	147354
203235	2003	Honda Element	003018	203458	1998	Toyota Avalon XL/XLS	265203
203040	2001	Jaguar S-TYPE	L95889	202913	2007	Volkswagen New GTI	138479
202012	1998	Jeep Grand Cherokee Limited	224414	202916	2005	Volvo S40 T5	060704
202839	2009	Jeep Grand Cherokee Limited	536507	203490	2002	Volvo S80	247759
202883	2006	Jeep Liberty Renegade	136453				
202999	1998	Jeep Cherokee Sport/Classic	263169				
203282	2015	Kia Optima EX	386393				
203414	2013	Kymco Downtown 300I	420736				
203273	1992	Lexus LS 400	124072				

Date of Publication: June 25, 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: 06/25/2021:

STOCK YEAR	MAKE/MODEL	VIN
207490 2003	Acura MDX Touring	516704
207006 2017	Alfa Romeo Giulia	557889
207154 1995	Autocar Industries Truck Trailer	L30067
207783 1984	Buick Riviera	446501
207269 2001	Cadillac DeVille	250949
207162 1992	Chevrolet Cavalier Z24	110204
207400 2002	Chevrolet Impala	214856
207406 1999	Chevrolet Blazer	144508
207772 1996	Chevrolet K1500	125083
207728 2006	Chrysler Sebring Special	101207
207795 1979	Datsun 510	064333
207308 2007	Dodge Grand Caravan SXT	131189
207381 2001	Dodge Durango	629245
207402 2004	Dodge Neon	598888
207437 2000	Dodge Caravan	513919
207453 1996	Dodge Caravan LE/ES	120236
207655 1994	Dodge Ram 1500	633597
207215 2007	Ford Fusion S179503	
207272 2002	Ford Taurus SEL	190934
207405 2003	Ford Mustang 452514	
207422 1998	Ford Expedition	C26081
207580 2004	Ford Mustang 239935	
207134 2005	Gillig G21D102N4	076193
207200 2004	GMC Yukon	305477
207669 2000	GMC Sonoma	283389
207220 1999	Honda Civic	055388
207232 2003	Honda Accord EX	100583
207279 2009	Honda Civic LX	014925
207504 2004	Honda Pilot EXL	581536

207526 1998	Honda Civic LX	048194
207552 1991	Honda Accord	021575
207261 2001	Hyundai Elantra GLS/GT	189268
207773 2006	Hyundai Sonata GLS/LX	096606
207307 2012	Infiniti M37x	393675
207699 2008	Infiniti G35	225283
207137 2005	Isuzu Ascender S/LS/LTD	701355
207163 1996	Jeep Cherokee SE	136495
207418 1996	Jeep Grand Cherokee Limited	382357
207613 2003	Kia Rio	248750
207133 2000	Lincoln Navigator	J17023
207121 2003	Mazda Protege DX/LX/ES	104413
207436 1984	Midwest industries Trailer	211724
207153 2001	Nissan Altima 209058	
207441 2013	Nissan Altima 2.5/S/SV/SL	911803
207535 2002	Nissan Sentra SE-R SPEC V	712029
207745 2001	Nissan Altima XE/GXE/SE	175078
207379 1997	Oldsmobile Achieva SL	346130
206992 2003	Pontiac Vibe	453861
207204 2008	Pontiac G6/SE	275116
207228 2006	Pontiac G6 SE 1	128883
207668 2005	Pontiac Bonneville	176786
207629 2005	SAAB 9-3 ARC	024114
207541 2008	Saturn Vue XR	663316
207652 1998	Saturn SL2	266190
207155 1998	Subaru Legacy 30TH Outbk/LTD/SPT	638369
207152 2011	Subaru Impreza	507081
207539 2002	Subaru Legacy GT Limited	202088
207431 2008	Suzuki Sx4	102650
207650 2015	Taotoa 50 scooter	010386
207180 2007	Toyota Prius	049388
207417 1996	Toyota Camry LE/XLE/SE	137647
207414 2000	Toyota Corolla VE/CE/LE	404336
207498 2004	Toyota Prius	082568
207571 1997	Toyota Corolla BASE/CE	606777

207188 2007 Yamaha YZF600R 002499
135958 2003 Hyundai Santa Fe 352729
Date of Publication: June 25, 2021
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2021PR198
In the Matter of the Estate of
ANITA SMITH, 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, 1437 Bannock Street, Denver, Colorado 80202 on or before four (4) months from the date of the first publication, or the claims may be forever barred.

WAYNE E. VADEN, Esq. (#21026)
Attorney for the Personal Representative
CITY PARK LAW GROUP, LLC
12075 E. 45th Avenue, Suite 100-B
Denver, CO80239
(303) 377-2933 Voice
(303) 377-2834 Facsimile
w.vaden@cityparklaw.com E-mail
First Publication: June 18, 2021
Second Publication: June 25, 2021
Third Publication: July 2, 2021
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2021PR30556
In the Matter of the Estate of
THELMA MILES, 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, 1437 Bannock Street, Denver, Colorado 80202 on or before four (4) months from the date of the first publication, or the claims may be forever barred.

WAYNE E. VADEN, Esq. (#21026)
Attorney for the Personal Representative
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Third Publication: July 2, 2021
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2020PR30102
In the Matter of the Estate of
HENRY MILES, 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, 1437 Bannock Street, Denver, Colorado 80202 on or before four (4) months from the date of the first publication, or the claims may be forever barred.

WAYNE E. VADEN, Esq. (#21026)
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First Publication: June 18, 2021
Second Publication: June 25, 2021
Third Publication: July 2, 2021
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**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. JUDGEMENT 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

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

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

Denver Probate Court
Case No. 2021PR30825
In the Matter of the Estate of
JOSEPH PATRICK POWERS, 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 18, 2021, or the claims may be forever barred.

DEAN J. BOOSALIS
Personal Representative
POBox 32225
Santa Fe, NM 87594

JULIE M. KARAVAS, Esq. #45394
THOMAS D. KRANZ, Esq. #40421
Attorneys for the Personal Representative

Karavas & Kranz, P.C.
1123 Spruce St., Ste. 200
Boulder, CO80302
Phone: 720-943-1095
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First Publication: June 18, 2021
Second Publication: June 25, 2021
Third Publication: July 2, 2021
Published: Intermountain Jewish News

DISTRICT COURT, COUNTY OF DENVER, STATE OF COLORADO
Court Address: 1437 Bannock Street, Denver, CO 80202
Phone Number: (303) 606-2300

SUMMONS FOR PUBLICATION

Case No.: 2021CV030766
Division: 414

Plaintiff: MARSTON COVE HOMEOWNER ASSOCIATION, a Colorado non-profit corporation
v.

Defendants: CHRISTOPHER WARREN; BOKF, NA DBA COLORADO STATE BANK AND TRUST; CITY AND COUNTY OF DENVER; and THE OFFICE OF THE PUBLIC TRUSTEE FOR DENVER COUNTY

The People of the State of Colorado

To the Defendants named above:

You are hereby summoned and required to appear and defend against the claims of the complaint filed with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the Complaint may be obtained from the clerk of the court. Please take notice that the Complaint requests foreclosure of a statutory and contractual lien, as well as judgment for past-due assessments and late fees, together with attorney fees and costs, in

the amount of \$5,472.87 as of March 4, 2021, plus all amounts coming due after the filing of the Complaint.

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

This is an action originally filed March 4, 2021.

Dated: May 27, 2021

Attorney for Plaintiff

VIAL FOTHERINGHAM LLP
Kathryn Willard, #50236
12600 W. Colfax, Ste. C200
Lakewood, CO 80215
Phone Number: (720) 943-8811
File No.: CO14375-102

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

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

First Publication: June 4, 2021

Last Publication: July 2, 2021

Published: Intermountain Jewish News

Denver Probate Court
City and County of Denver, Colorado
Court Address:
1437 Bannock Street
Denver, CO 80202

In the Matter of the Estate of:

SUZANNE B. HUNTING, a/k/a SUZANNE

HUNTING, a/k/a ANNE R. HUNTING, **Deceased.**

Case Number: 2021 PR 30800

NOTICE OF HEARING WITHOUT APPEARANCE BY PUBLICATION

PURSUANT TO C.R.P.P. 24 and §15-10-401, C.R.S.

******Attendance at this hearing is not required or expected.******

To: Possible Additional Unknown Heirs

Last Known Address, if any: Unknown

A hearing on Petition for Adjudication of Intestacy and Formal Appointment of Personal Representative for (brief description of relief requested) Order of Intestacy, Determination of Heirs and Formal Appointment of Personal Representative will be held at the following time and location or at a later date to which the hearing may be continued:

Date: July 15, 2021

Time: 8:00 a.m.

Courtroom or Division: 3

Address: 1437 Bannock Street, Denver, Colorado 80202

******* IMPORTANT NOTICE*******

Any interested person wishing to object to the requested action set forth in the motion/petition and proposed order must file a written objection with the court on or before the hearing and must furnish a copy of the objection to the person requesting the court order. JDF 722 (Objection form) is available on the Colorado Judicial Branch website (www.courts.state.co.us). If no objection is filed, the court may take action on the motion/petition without further notice or hearing. If any objection is filed, the objecting party must, within 14 days after filing the objection, contact the court to set the objection for an appearance hearing. Failure to timely set the objection for an appearance hearing as required will result in further action as the court deems appropriate.

James A. Kaplan, Esq. Atty. Reg. #: 7741

Attorney for Person Giving Notice

Machol & Johannes, LLC

700 Seventeenth Street, Suite 200

Denver, CO 80202

Phone Number:(303) 830-0075

FAX Number:(303) 416-8717

E-mail: James.Kaplan@mjfirm.com
First Publication: June 11, 2021
Second Publication: June 18, 2021
Third Publication: June 25, 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

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

**Denver Probate Court
Case No. 2021PR30742**

In the Matter of the Estate of

**VIRGINIA G. VALENTINE, a/k/a VIRGINIA GRAY VALENTINE,
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 18, 2021, or the claims may be forever barred.

BRUCE VALENTINE, Jr.
Personal Representative
1110 Race Street
Denver, CO 80206

RICHARD SILVERSTEIN, Esq. Atty. Reg. #: 3865
Attorney for the Personal Representative
1547 Gaylord Street
Denver, CO 80206
Phone Number: 303-589-9831
E-mail: rslaw@xpert.net
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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.
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**Arapahoe County District Court
Case No. 2021PR30563, Division: 12
In the Matter of the Estate of**

**LOUISE MARIE PASZTOR aka LOUISE M. PASZTOR aka
LOUISE PASZTOR, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court, Arapahoe County, Colorado, on or before Monday, October 11, 2021, or the claims may be forever barred.

MAUREEN H. COOK, Esq. #51465
BRADLEY J. FRIGON, Esq. #27883
Attorneys for the Personal Representative
Law Offices of Bradley J. Frigon, LLC
6500 South Quebec Street, Suite 330
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NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.

**Denver Probate Court
Case No. 2021PR30637, Division: 3
In the Matter of the Estate of
JACK GREENWALD, 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 21, 2021, or the claims may be forever barred.

CATHERINE HUBKA
Personal Representative
3363 S. Grape St.
Denver, CO80222
STEPHEN E. OXMAN, Esq. Atty. Reg. #: 5295

Attorney for the Personal Representative
Oxman & Oxman, P.C.
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**Denver Probate Court
Case No. 2020PR31646
In the Matter of the Estate of
RIVERS J. WHITLOCK aka RIVERS JONES WHITLOCK,
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 6, 2021, or the claims may be forever barred.

RIVERS MARTHENIA WHITLOCK-BURKE
Personal Representative
2665 Eudora Street
Denver, CO 80207

JOHN A. BERMAN, Esq. Reg. No. 6695
Attorney for the Personal Representative
1900 Grant St., Suite 750
Denver, Colorado 80203
(303) 832-7645 phone
(303) 832-1188 fax
jab@jaberman.com email
First Publication: June 4, 2021
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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, CO 80206

CHRISTOPHER TURNER, Esq. #43245
Attorney for the Personal Representative
Gantenbein Law Firm, LLC
PO Box 777
Wheat Ridge, CO 80034
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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
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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

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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: **06/25/2021**:

STOCK YEAR	MAKE/MODEL	VIN
206391 2001	BMW 325 I	D48480
206878 2006	BMW X5	V27158
206396 2005	Chevrolet Malibu	106507
206902 1992	Chevrolet S10 Blazer	139993
206887 2006	Chrysler Town & Country	751628
206090 2006	Dodge Dakota	666640
206386 2005	Dodge Stratus	532761
206863 2013	Dodge Charger	558826
206363 1996	Ford Ranger	A84846
206517 1995	Ford Ranger	A86379
206565 1997	Ford Explorer	C86652
206613 1999	Ford Taurus	108642
206864 2001	Ford F150	B97650
206892 2005	Ford Explorer	A11169

206385 1999	Honda Civic	528654
206984 2005	Honda CRV	010079
206248 2003	Jeep Liberty	503857
206894 2007	Jeep Commander	607539
206072 2005	Mazda Mazda 6I	M68599
206375 1994	Mazda B2300	M65061
206231 2006	Pontiac G6	124400
206516 1900	Shoreline Trailer	none
206378 1996	Subaru Legacy	318933
206384 1999	Subaru Legacy Outback	627916
206243 1995	Toyota Camry	887359

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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 #
2012 Toyota FJ Cruiser -	138008
2012 Honda Civic -	322656
1995 GMC W4500 -	000039
2012 Ford Fusion -	144179
1997 Honda Accord -	006053
2007 Ford Mustang -	248149
2002 Volkswagen Passat -	002050

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NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
2011 Hyundai Sonata	207627

2020 Chevy Spark 410354
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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-
12-801, C.R.S.**

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

**Denver Probate Court
Case No. 2021PR30637, Division 3
In the Matter of the Estate of**

JACK GREENWALD, 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.

CATHERINE HUBKA
Personal Representative
3363 S. Grape St.
Denver, CO80222

STEPHEN E. OXMAN, Esq. Atty. Reg.#: 5295
Attorney for the Personal Representative
2025 York Street
Denver, CO 80205
Phone Number: 303-321-3747
FAX Number: 303-388-3686
E-mail: stephen@oxmanandoxman.com
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NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **1ST CLASS TOWING**, PUC: T03441, Address: 10274 S. Dransfeldt Rd., Parker, CO80137, Phone: 303-841-1869.

Year/Make/Model	Vin #
2003 Subaru Impreza	801354
2002 Chrysler PT	288382
2009 Nissan Rogue	175024
2002 Honda Civic	015259
2001 Chevrolet Impala	139261
2006 Box Truck	800442
2007 Nissan Versa	425294
2014 Jeep Wrangler	126587
2010 Dodge Journey	184910

2007 Dodge Caliber	287360
2014 Yamaha V-Max	002790
2005 Yamaha	009044
1998 Buick Regal	516480
2008 Kia Rio	335832
2002 Honda MC	620214
2001 Dodge Durango	528897
1998 Honda Accord	113237
2004 Ford F-250	B16455
2002 Nissan X-terra	511804
2010 Infiniti G37X	254808
2005 Ford Crown Vic	142479
1994 Jeep Cherokee	167491
1985 Winnebago Camper	331127
2004 Nissan Armada	706678
2005 Nissan Altima	443451
2000 GMC Yukon	153459
1998 Toyota Camry	372335

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