

**NOTICE OF SHERIFF SALE  
THE SHERIFF OF DENVER COUNTY, STATE OF  
COLORADO**

The Notice is given with regard to the Decree of Foreclosure described as follows:  
Original Grantor: Scott H. Woehrle  
Original Beneficiary: Eric A. Zietlow  
Current owner of the evidence of debt secured by the Decree of Foreclosure: Eric A. Zietlow  
Date of Decree of Foreclosure: September 28, 2020  
County of Recording: Denver County, Colorado  
Date of Recording of Lis Pendens: April, 8, 2020  
Recording Information: 2020048836  
Original Balance of Indebtedness: \$40,857.70  
Outstanding Balance of Indebtedness: \$40,857.70  
This is to advise you that Foreclosure Proceedings No.210033004 is to be conducted by the Denver County Sheriff, in Denver County, State of Colorado, on the 11th day of November, 2021 at the front steps of the Denver City and County Building located at 1437 Bannock Street, Denver, CO, 80202 phone number (720) 865-9556. will be sold to the highest bidder. The foreclosure concerns the Decree of Foreclosure entered by the Denver County District Court in Case No. 2020CV31220 and results from non-payments of amounts owing as explained in the Decree. This foreclosure is over all of the property encumbered by the Decree.  
The name, address and telephone number of the attorneys representing the owner of the debt being foreclosed is **RVM Law, LLC, 695 S. Colorado Blvd.,**

**Suite 480, Denver, Colorado 80249, and Phone (303) 861-4719.**

The real property to be foreclosed is located in the City of Denver, Denver County, Colorado and is described as follows:

Legal Description:

THE NORTH 33 1/3 FEET OF THE SOUTH 150 FEET OF THE EAST 125 FEET OF BLOCK 9, GALLUP'S SOUTH BROADWAY SUBDIVISION, EXCEPT THAT PART CONVEYED TO THE CITY OF DENVER FOR ALLEY PURPOSES BY DEED RECORDED IN BOOK 1280 AT PAGE 59, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Street Address:

327 S. Sherman Street, Denver, Colorado 80209

A Notice of Intent to Cure Filed pursuant to section 38-38-104 shall be filed with the officer at least fifteen (15) calendar days prior to the first scheduled sale date or any date to which the sale is continued. A notice of intent to redeem filed pursuant to C.R.S. § 38-38-302 shall be filed with the officer no later than eight (8) business days after the sale.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the sale. **BIDDERS ARE REQUIRED TO HAVE CERTIFIED FUNDS PAYABLE TO THE REGISTRY OF THE DENVER DISTRICT COURT. JUDGEMENT IS IN THE AMOUNT OF \$50,630.06.**

**THE LIEN BEING FORECLOSURE MAY NOT BE A FIRST LIEN**

YOU MAY HAVE ANY INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR MAY HAVE CERTAIN RIGHTS OR LIABILITIES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO CURE ANY DEFAULT UNDER THE INSTRUMENT BEING FORECLOSED, OR THE RIGHT TO REDEEM THE REAL PROPERTY FROM THE SALE. COPIES OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS ARE ATTACHED HERETO.

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

DATED this 12TH day of August 2021:  
Elias Diggins Sheriff Denver County, Colorado  
By: Deputy Sheriff Sergeant Eric Miller  
First Publication: September 10, 2021  
Last Publication: October 8, 2021  
Published: Intermountain Jewish News

DISTRICT COURT, COUNTY OF DENVER, STATE OF COLORADO

Court Address: 1437 Bannock Street, Denver, CO80202  
Phone Number:(303) 606-2300

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

**Defendants:** JOHN R. WOOLLEY; APRIL J. GARCIA A/K/A APRIL C. GARCIA; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., INDIVIDUALLY AND SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC; BAC HOME LOANS SERVICING, LP; AND THE OFFICE OF THE PUBLIC TRUSTEE FOR DENVER COUNTY

**SUMMONS FOR PUBLICATION**

**Case No.: 2021CV031901, Division: 275**

**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 \$9,048.60 as of June 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.

This is an action originally filed June 15, 2021, and published in Intermountain Jewish News beginning August 20, 2021, and ending September 17, 2021.

Dated: August 16, 2021

VIAL FOTHERINGHAM LLP

Lisa Cancanon, #42043

**Attorney for Plaintiff**

12600 W. Colfax, Ste. C200

Lakewood, CO80215

Email: lisa.cancanon@vf-law.com

Phone: (720) 943-8811

File Number: CO20030-123

**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: August 20, 2021

Last Publication: September 17, 2021

Published: Intermountain Jewish News

**NOTICE OF SALE**

The following individuals are hereby notified that their abandoned vehicles are to be sold at **TOWING DONE**

**RIGHT, LLC**, PUC: T-04884, Address: 5056 E. 48th Avenue, Denver, CO 80216, Phone: 800-TOW-4805.

**Year/Make/Model Vin #**

2004 Blue Chevy Avalance - 171599

1994 Green Toyota Camry - 055321

2006 Silver Toyota Camry - 143894

Date of Publication: September 17, 2021

Published: Intermountain Jewish News

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

**Denver Probate Court**

**Case No. 21PR31186**

**In the Matter of the Estate of  
RAY WULF SYLVESTER aka RAY W. SYLVESTER  
aka RAY SYLVESTER, 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 January 10, 2022, or the claims may be forever barred.

JAMES G. SYLVESTER

Personal Representative

813 So. Emerson St.

Denver, CO 80209

KATE BOLAND, Esq. Atty. Reg. #: 16492

Attorney for the Personal Representative

Boland Law and Mediation, LLC

1525 Josephine St.

Denver, CO 80206

Phone Number:(303) 562-5973  
FAX Number: (303) 322-6459  
E-mail: kate.boland@bolandlawandmediation.com  
First Publication: September 10, 2021  
Second Publication: September 17, 2021  
Third Publication: September 24, 2021  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
District Court of Jefferson County  
Case No. 2021PR30967, Division: 11  
In the Matter of the Estate of  
MARY ELLEN BILICKI, 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 January 14, 2022, or the claims may be forever barred.

JOSEPH A. BILICKI  
Personal Representative  
c/o J. GREGORY MCAULIFFE  
1331 17th Street, Suite. 800  
Denver, CO 80202

J. GREGORY MCAULIFFE, Esq. Atty. Reg. #: 17907  
Attorney for the Personal Representative  
DARLING MILLIGAN PC  
1331 17th Street, Suite 800  
Denver, Colorado 80202  
Phone Number:303-623-9133

E-mail: gmcauliffe@darlingmilligan.com  
FAX Number: 303-623-9129  
First Publication: September 10, 2021  
Second Publication: September 17, 2021  
Third Publication: September 24, 2021  
Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale  
No.2021-000033 To Whom It May Concern: On  
6/24/2021 the undersigned Public Trustee caused the  
Notice of Election and Demand relating to the Deed of  
Trust described below to be recorded in Denver County.  
Original Grantor: HAROUN K. COWANS Original  
Beneficiary: ZIA TRUST CUSTODIAN FOR ANDREW L.  
FELD IRA 50% AND KENNETH GOLDBERG DEFINED  
CONTRIBUTION PLAN 50% Current Holder of Evidence  
of Debt: ZIA TRUST CUSTODIAN FOR ANDREW L.  
FELD IRA 50% AND KENNETH GOLDBERG  
DEFINED CONTRIBUTION PLAN 50% Date of Deed of  
Trust (DOT): 5/14/2018 Recorded Date of DOT:  
5/16/2018 Reception No.of DOT: 2018057792 DOT  
Recorded in Denver County. Original Principal Amount of  
Evidence of Debt: \$195,000.00 Outstanding Principal  
Amount as of the date hereof: \$191,325.17 Pursuant to  
C.R.S. §38-38-101 (4) (i), you are hereby notified that the  
covenants of the deed of trust have been violated as  
follows: THE COVENANTS OF SAID DEED OF TRUST  
HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO  
MAKE PAYMENTS ON SAID INDEBTEDNESS WHEN

THE SAME WERE DUE AND OWING, AND THE LEGAL HOLDER OF THE INDEBTEDNESS HAS ACCELERATED THE SAME AND DECLARED THE SAME IMMEDIATELY FULLY DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 3311 N. ST. PAUL STREET, DENVER, CO 80205 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 21, 2021, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or

observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 8/27/2021 Last Publication: 9/24/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:8/03/2021 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MILLER & LAW, P.C. Denver Registration #: 35960 JENNIFER D DUETTRA, 1900 W. LITTLETON BOULEVARD, LITTLETON, CO 80120 Phone #: 303-722-6500 Attorney File #: 3311 N. ST. PAUL STREET **EXHIBIT A (Legal Description)** The North 1/2 of Lot 17 and all of Lot 18 except the rear 8 feet of said Lots, Block 8, MCKEE'S ADDITION to the City of Denver, City and County of Denver, State of Colorado Also known as street and number: **3311 N. St. Paul Street, Denver, CO 80205.**

**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2021PR31171**

**In the Matter of the Estate of  
LAVERNE DAVIS-DUNCAN, a/k/a LAVERNE DAVIS  
DUNCAN, a/k/a BABE DUNCAN, 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 January 10, 2022, or the claims may be forever barred.

BARBARA MORTON  
Personal Representative  
581 W. Mineral Avenue #822  
Littleton, CO 80120

MICHAEL A. SMEENK, Esq. Atty. Reg. #: 38921  
Attorney for the Personal Representative  
Frascona, Joiner, Goodman & Greenstein, P.C.  
4750 Table Mesa Drive  
Boulder, CO80305-5541  
Phone Number: (303) 494-3000  
FAX Number: (303) 494-6309  
E-mail: mike@frascona.com  
First Publication: September 10, 2021  
Second Publication: September 17, 2021  
Third Publication: September 24, 2021  
Published: Intermountain Jewish News

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

**Case No. 21C00644, Courtroom: 175**

Public Notice is given on August 20, 2021 that a Petition for a Change of Name of a Minor Child has been filed with the Denver County Court.

The Petition requests that the name of KAMILA IZABELLA SIERRA-CHAVEZ be changed to KAMILA IZABELLA HERNANDEZ-SIERRA.

Clerk of the Court/Deputy Clerk  
Publication Date: September 10, 2021  
Published: Intermountain Jewish News

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

**Case No. 21CV95, Courtroom 316**

Public Notice is given that a Petition for a Change of Name of a Minor Child was filed with the Denver DISTRICT Court on April 30, 2021.

The Petition requests that the name of DEVIJAH NARIJAH PINEDA be changed to DAVAIJAH NARIJAH RODRIGUEZ.

GENEVIEVE ROTELLA,  
Clerk of the Court  
First Publication: September 3, 2021  
Second Publication: September 10, 2021  
Third Publication: September 17, 2021  
Published: Intermountain Jewish News

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

**Case No. 21CV96, Courtroom 316**

Public Notice is given that a Petition for a Change of Name of a Minor Child was filed with the Denver DISTRICT Court on April 5, 2021.

The Petition requests that the name of DONNY D. PINEDA be changed to DONNY DAVID RODRIGUEZ.

GENEVIEVE ROTELLA,

Clerk of the Court

First Publication: September 3, 2021

Second Publication: September 10, 2021

Third Publication: September 17, 2021

Published: Intermountain Jewish News

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale

No.2021-000034 To Whom It May Concern: On 6/30/2021 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County.

Original Grantor: ELISA M. VALDEZ Original Beneficiary:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CLARION

MORTGAGE CAPITAL, INC., A COLORADO

CORPORATION Current Holder of Evidence of Debt:

WEST COAST SERVICING, INC. Date of Deed of Trust (DOT):

8/15/2006 Recorded Date of DOT: 8/25/2006 Reception

No.of DOT: 2006137817 DOT Recorded in Denver

County. Original Principal Amount of Evidence of Debt:

\$26,880.00 Outstanding Principal Amount as of the date hereof: \$20,867.39 Pursuant to C.R.S. §38-38-101 (4) (i),

you are hereby notified that the covenants of the deed of trust have been violated as follows: THE UNDERSIGNED, AS THE ATTORNEY FOR THE HOLDER OF THE DEBT, SECURED BY THE DEED OF TRUST AND BASED ON A DEFAULT IN PAYMENT REQUIRED BY THE DEED OF TRUST, ELECTS TO ADVERTISE THE PROPERTY FOR SALE FOR THE PURPOSE OF PAYING THE DEBT, AND THE EXPENSES OF MAKING SUCH SALE, ALL AS PROVIDED BY LAW AND THE TERMS OF THE DEED OF TRUST THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of

the Real Property: LOTS 39 AND 40, BLOCK 79, P.T. BARNUMS SUBDIVISION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 295 OSCEOLA ST., DENVER, CO 80219.

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust . THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 28, 2021, Online at

<https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of

Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will

execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept.

101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 9/03/2021 Last Publication: 10/01/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/10/2021 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: FRASCONA, JOINER, GOODMAN & GREENSTEIN, P.C. Denver Registration #: 11649 KAREN J. RADAKOVICH, 4750 TABLE MESA DRIVE, BOULDER, CO 80305 Attorney File #: 7174-1220

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

DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO

Civil Action No. 20CV34187, Div. 409

**Plaintiff,**

SPRINGFIELD AT INDIAN CREEK ASSOCIATION

v.

**Defendants,**

JOHN W. BUCKINGHAM, et al.

On June 28, 2021, the Denver County District Court issued its Decree of Foreclosure.

Original Grantor(s) John W. Buckingham

Original Beneficiary Springfield at Indian Creek Association

Current Holder of Evidence of Debt Springfield at Indian Creek Association

Date of Lien November 9, 2020

County of Recording Denver

Recording Date of Lien November 16, 2020

Recording Reception Number 2020191258

Original Amount \$12,021.00

Outstanding Amount \$19,461.85

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the provisions of the Condominium Declaration for Redstone Condominiums ("Declaration") have been violated as follows: Failure to pay common expense assessments as that term is defined in 38-33.3-316 C.R.S., together with all other payments provided for in the Declaration or by Colorado Statute secured by the Assessment Lien.



**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN. THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN:**

**NOTICE OF SALE**

The current holder of the Lien, described herein, has filed the Court's Decree in Foreclosure as provided by law.

THEREFORE, Notice Is Hereby Given that I will, at public auction, at 10:00 A.M. on November 4TH, 2021, at the front steps of the City and County Building located at 1437 Bannock St. Denver CO 80202, sell to the highest bidder, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Assessment Lien, plus attorney fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

**\*\*BIDDERS ARE REQUIRED TO BRING CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID PAYABLE TO DENVER DISTRICT COURT REGISTRY. JUDGEMENT IS IN THE AMOUNT OF \$19,461.85**

**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 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 A DEFAULT OF THE LIEN BEING FORECLOSED. A COPY OF SAID STATUTES, AS SUCH STATUTES ARE PRESENTLY CONSTITUTED, WHICH MAY AFFECT YOUR RIGHTS, IS ATTACHED TO ALL MAILED COPIES OF THIS NOTICE. HOWEVER, YOUR RIGHTS MAY BE DETERMINED BY PREVIOUS STATUTES.

The date of sale determined pursuant to section 38-38-108.

The place of sale determined pursuant to section 38-38-110:

The lien being foreclosed may not be a first lien.

DATE: August 10, 2021

Elias Diggins, Sheriff  
Denver County, Colorado

By: Eric Miller

Deputy Sheriff Sergeant

The name, bar registration number, address, and telephone number of the attorney is: Richard W. Johnston, Reg. No. 19823, Tobey & Johnston, P.C., 56 Inverness Drive East, Suite 103, Englewood, CO 80112, telephone number (303) 799-8600.

**First Publication: September 10, 2021**

**Last Publication: October 8, 2021**

Published: Intermountain Jewish News

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

**CASE NO. 2021CV031610 DIV. 280**

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

**vs.**

**Defendants: HENRY PEREZ; 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 July 9, 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. 036850, 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 15, BLOCK 2, GREEN VALLEY RANCH FILING NO. 25 CITY AND COUNTY OF DENVER, STATE OF COLORADO. Also known as 4748 Ireland Court, 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.

The Sheriff's sale has been scheduled to occur at 10:00 A.M., on the 4th day of November, 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 \$8,977.95.**

The name, address, and telephone number of the attorney representing the Plaintiff is: Lisa Cancanon,

#42043, Vial Fotheringham LLP, 12600 W. Colfax Ave.  
Ste. C200, Lakewood, CO 80215; telephone: 720-943-  
8811.

DATED at Denver County, Colorado, this 12th day of  
August 2021.

Elias Diggins

Sheriff of Denver County, Colorado

By: Deputy Sheriff Sergeant Eric Miller

First Publication: September 10th, 2021

Last Publication: October 8th, 2021

Published: Intermountain Jewish News

**NOTICE OF SALE BY**

**INTERCEPTOR TOWING & RECOVERY LLC**

**P.O. Box 764, Westminster CO80030. Phone: 720-291-  
3878**

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

<b>YEAR/MAKE/MODEL</b>	<b>VIN #</b>
2004 Dodge Ram1500-Yellow	263959
2003 Acura TL- Gold	053648
2006 Ford F450- White	A40739
2010 Mitsubishi Galant - Black	017919
2010 Ford Taurus- Black	140768
2003 Biuck Mercury- Gray	108729

Date of Publication: September 17, 2021

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY,  
STATE OF COLORADO  
CIVIL ACTION NO. 2020CV33442

**NOTICE OF SHERIFF'S SALE**

Cornerstone Homeowners Association, Inc.,  
Plaintiff,

v.

Hollis M. Bailey Sr.; Gale Bailey; Freedom Mortgage  
Corporation; Mortgage Electronic Registration Systems,  
Inc. as nominee for LoanDepot.com, LLC, its successors,  
and assigns; and Paul D. Lopez, as Denver County  
Public Trustee,  
Defendants

Lot 66, Block 1, Cornerstone Filing No. 1, City and  
County of Denver, State of Colorado. Also known as:  
14400 Albrook Dr., #66, Denver, CO 80239

TO THE ABOVE-NAMED DEFENDANTS or JUDGMENT  
DEBTORS, 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  
Sheriff's Department of the County of Denver, State of  
Colorado at 10:00 a.m., on the 4th day of November,  
2021 on the front steps of the Denver City and County  
Building located at 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.

For the purposes of paying off, curing the default, or redemption as provided by statute, intent must be directed to or conducted at the DENVER SHERIFF DEPARTMENT CIVIL UNIT, 201 W. Colfax St., Denver, CO, 80202, County of Denver, State of Colorado.

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

**BIDDERS ARE REQUIRED TO HAVE CERTIFIED FUNDS PAYABLE TO THE REGISTRY OF THE DENVER DISTRICTCOURT.**

**Judgment is in the amount of \$13,365.25.**

**Attorney for Cornerstone Homeowners Association, Inc.**

**WesternLaw Group LLC  
Angela Hopkins, #48868  
9351 Grant Street #120  
Thornton, CO 80229  
angela@westernlawgroup.com**

**NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM**

Re: Sheriff Sale of Real Property under Decree of Foreclosure, pursuant to Court Order 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 Court Order dated April 12, 2021, and C.R.S. 38-38-101 et seq. by the Cornerstone Homeowners Association, Inc., a Colorado nonprofit corporation, the holder and current owner of a lien

recorded on August 12, 2019, at Reception No. 2019107071 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The foreclosure is based on a default under the Declaration of Covenants, Conditions and Restrictions of Cornerstone Townhomes, recorded on September 23, 2002, at Reception No. 2002169320 of the Denver County Clerk and Records office, and all supplements thereto (hereinafter referred to as the "Declaration"). The Declaration and notices, as recorded, establish a lien for the benefit of the Cornerstone Homeowners Association, Inc. **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUJECT PROPERTY AND IMPROVEMENTS**, legally described as follows, to wit:

Lot 66, Block 1, Cornerstone Filing No. 1, City and County of Denver, State of Colorado. Also known as: 14400 Albrook Dr., #66, Denver, CO 80239

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. **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 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.** In this regard, you may desire and

are advised to consult with your own private attorney. For the purpose of paying off, curing the default, or redemption as provided by the aforementioned laws, intent must be directed to or conducted at the Denver Sheriff Department Civil Unit located at 201 W. Colfax, Denver, CO, 80202, County of Denver, State of Colorado.

You are advised that, the parties liable thereon Hollis M. Bailey Sr.; Gale Bailey; Freedom Mortgage Corporation; Mortgage Electronic Registration Systems, Inc. as nominee for LoanDepot.com, LLC, its successors, and assigns; and Paul D. Lopez, as Denver County Public Trustee, the owners 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.

All telephone inquiries for information should be directed to the office of the undersigned Sheriff at (720) 865-9556. The name, address and telephone number of the attorney representing the legal owner of the above

described lien is Angela Hopkins, *WesternLaw Group LLC, 9351 Grant Street #120, Thornton, CO 80229, 720-542-8724.*

The Sheriff's sale has been scheduled to occur at 10:00 a.m. on November 4, 2021 on the front steps of the Denver City and County Building located at 1437 Bannock Street, Denver, CO, 80202.

Colorado Statutes attached: §38-37-108, 38-38-103, 38-38-104, 38-38-301, 38-38-302, 38-38-304, 38-38-305 and 38-38-306.

DATED: August 10, 2021.

Elias Diggins  
Denver County Sheriff

By: Eric Miller  
Deputy Sheriff Sergeant

First Publication: September 10, 2021

Last Publication: October 8, 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: **09/17/2021**:

<b>STOCK VIN</b>	<b>YEAR</b>	<b>MAKE/MODEL</b>
2169822005		Acura TL 058535
2175122008		BMW 535XI Z63505
2170892013		Buick Regal Premium 135874

2175621997	Buick LeSabre Custom	524528	2169912001	Honda Civic	050027
2173292001	Cadillac DeVille DTS	137953	2171282000	Honda Civic EX	099390
2169472005	Chevrolet Classic	159083	2172712002	Honda Civic EX	027658
2170622004	Chevrolet Monte Carlo	LS	2173722004	Honda Civic LX	028999
321261			2174981997	Honda Accord EX	008249
2171332006	Chevrolet Malibu Maxx	LT	2176011996	Honda Civic DX	100262
103335			2171172001	Isuzu Trooper	J13084
2171351998	Chevrolet Metro	713752	2174742002	Jeep Liberty	312705
2171662002	Chevrolet Trailblazer	234246	2169732005	Kia Sorento EX/LX	366372
2172942008	Chevrolet Impala LT	172728	2170772008	Kia Spectra EX/LX/SX	524881
2169932003	Chrysler PT Cruiser	Limited	2171371996	Lexus LS 400	047402
648809			2172471998	Lexus GS 400	001332
2168501994	Coleman Stony Creek Pop Up		2172702008	Mercury Mariner	J05939
Camper Trailer	NO VIN		2169602005	Nissan Altima	SE/SL/SE-R
2169282008	Dodge Charger	175170	479434		
2172512007	Dodge Caliber SXT	562261	2169841995	Nissan Pathfinder	LE/SE/XE
2174102012	Dodge Durango Crew	158878	078051		
2169002017	Ford F-150 D59063		2170572011	Nissan Altima 2.5/2.5 S	474634
2171132003	Ford Crown Victoria LX	124109	2172681997	Nissan Pathfinder	190902
2170542003	Ford Mustang GT	394357	2173672007	Nissan Maxima SE/SL	827374
2171362001	Ford Taurus SE	123261	2175052004	Nissan Sentra	851413
2172192003	Ford Windstar Wagon	B34647	2171272002	Pontiac Grand Prix GT	284825
2174012003	Ford Escape	B89673	2173322003	Pontiac Grand Am GT	730454
2174411999	Ford Econoline E150	B59393	2174162008	Pontiac G6 GT	127610
2174922008	Ford Fusion SE	231340	2174702003	Pontiac Grand Am SE1	212097
2174932003	Ford Mustang	350844	2175452000	Pontiac Grand Prix GTP	272121
2174961997	Ford F-150 A67153		2169812003	Subaru Forester 2.5XS	719869
2173461992	Geo Metro/LSI	735386	2175202000	Subaru Impreza Outback Sport	
2172461990	GMC Sierra K1500	501963	810866		
2169802012	Honda Civic LX	324981	2169792001	Toyota Corolla CE/LE/S	436452

2172672003 Toyota Sequoia 180528  
2169872000 Volkswagen Jetta GLS TDI  
098072  
2173342007 Volvo S60 643282  
Date of Publication: September 17, 2021  
Published: Intermountain Jewish News

**NOTICE OF SALE**

The following individuals are hereby notified that their vehicles are to be sold at Klaus' Towing abandoned vehicle sale: Address: 3880 Wabash Street, Colorado Springs, Colorado, 80906, Phone: (719) 391-0600.  
\*\*Sale Date: **09/17/2021**:

<b>STOCK VIN</b>	<b>YEAR</b>	<b>MAKE/MODEL</b>
2168582002		Acura RSX 008552
2169572001		Acura 3.2 CL 026277
2168372002		Cadillac DeVille 125869
2168441982		Chevrolet Camaro 154163
2169762004		Chevrolet Impala 245904
2168431999		Chevrolet cavalier 838522
2169052012		Dodge Avenger 179302
2172652001		Dodge Ram 1500 271242
2174972000		Dodge Stratus SE 114226
2168532000		Ford Contour 108686
2171291993		Ford Ranger A69085
2172532009		Ford Escape 2WD D41710
2168152001		Honda Civic 001367
2172492002		Honda Odyssey EX 563676
2172622005		Infiniti G35 216852

2171321998 Jeep Grand Cherokee 249184  
2171342000 Land Rover Discovery 245774  
2176151990 Metal Trailer None  
2168262006 Nissan Altima 410893  
2168342009 Nissan Murano 129631  
2173732001 Nissan Maxima 319411  
2169722005 Pontiac Bonneville 129586  
2172202001 Toyota RAV4 103697  
2175882000 Toyota Avalon 088568  
2169741995 Water Tank Utility trailer None  
Date of Publication: September 17, 2021  
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**NOTICE OF SALE**

The following individuals are hereby notified that their abandoned vehicles are to be sold at **DEN Towing Specialists, LLC**, abandoned vehicle sale: Address: 9339 E. 96th Ave, Henderson, CO 80640, Phone: 303-859-5522.

<b>YEAR/MAKE/MODEL</b>	<b>VIN</b>
2005 WKNDR 190	000389
1968 DODGE CHARGER	175426
2003 BUELL P3 BLAST	502493
1998 HONDA CBR900RR	201496
2004 KIA RIO	286388
1998 TOYOTA CAMRY	257092
2007 FORD FUSION	122309
1968 PONTIAC FIREBIRD	156098
2006 FORD E-150	A99516
1996 YAMAHA FZR600R	100797

Date of Publication: September 17, 2021  
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**NOTICE OF SALE**

The following individuals are hereby notified that their vehicles are to be sold at **A - A TOWING, INC.** abandoned vehicle sale: Address: 314 S. Santa Fe Ave., Fountain, CO 80817, Phone: (719) 382-7741.

<b>YEAR/MAKE/MODEL</b>	<b>VIN</b>
2000 Featherlight Horse Trailer	027518
2001 Keystone Coach Camp Trailer	019979
1983 Chevy C30	121626

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**NOTICE OF SALE**

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

<b>YEAR/MAKE/MODEL</b>	<b>VIN #</b>
<b>2013 GMC TERRAIN</b>	<b>231435</b>
<b>2005 ACURA MDX</b>	<b>517032</b>
<b>2002 CHEVY TAHOE</b>	<b>233088</b>
<b>2011 VW JETTA</b>	<b>374143</b>
<b>2002 VW JETTA</b>	<b>025465</b>
<b>2005 DODGE RAM</b>	<b>111531</b>
<b>2006 JEEP LIBERTY</b>	<b>144510</b>
<b>2005 NISSAN ALTIMA</b>	<b>153045</b>
<b>2006 NISSAN ALTIMA</b>	<b>113744</b>
<b>1990 TOYOTA 4RUNNER</b>	<b>043652</b>

<b>1984 TOYOTA 4RUNNER</b>	<b>020871</b>
<b>2013 GMC TERRAIN</b>	<b>231435</b>
<b>2008 CHEVY MALIBU</b>	<b>278784</b>
<b>2012 FORD ESCAPE</b>	<b>A29927</b>

Date of Publication: September 17, 2021  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court  
Case No. 2021PR30950  
In the Matter of the Estate of  
STEPHEN T. MCDERMOTT a/k/a STEPHEN TULLY  
MCDERMOTT, 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 January 10, 2022, or the claims may be forever barred.

DEBRA H. RODGERS  
Personal Representative  
1322 S. Andes Street  
Aurora, CO 80017

ANN C. KILEY, Esq. Atty. Reg. #: 28059  
Attorney for the Personal Representative  
Law Office of Ann C. Kiley, P.C.  
35 Jersey St.  
Denver, CO 80220  
Phone Number: 303-909-6474  
FAX Number: 303-388-8141



E-mail: annkilley@msn.com  
First Publication: September 10, 2021  
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#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000035 To Whom It May Concern: On 7/12/2021 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JAY M BIANCHI and PHILIP A. BIANCHI Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SIERRA FUNDING CORP., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-S7 Date of Deed of Trust (DOT): 7/28/2005 Recorded Date of DOT: 7/29/2005 Reception No.of DOT: 2005126379 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$77,000.00 Outstanding Principal Amount as of the date hereof: \$46,200.23 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS:

VIOLATIONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 30 TO 32, INCLUSIVE, BLOCK 120, SCHAFFENBURG'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2557 STOUT STREET, DENVER, CO 80205

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of November 10, 2021, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or

observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 9/17/2021 Last Publication: 10/15/2021 Publisher:

INTERMOUNTAIN JEWISH NEWS Dated:8/24/2021 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 15592 LYNN M JANEWAY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112

Attorney File #: 20-024720

**NOTICE TO CREDITORS BY PUBLICATION**

**PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court**

**Case No. 21PR31145, Division 3**

**In the Matter of the Estate of**

**PETER A. HOMBURGER, also known as**

**PETER ADOLF HOMBURGER, 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 January 3, 2022, or the claims may be forever barred.

ANDREW STATHOPOULOS, Esq. Atty Reg. #: 15251

Attorney for the Personal Representative

Stathopoulos & Associates, P.C.

6900 E. Belleview Ave., #350

Greenwood Village, CO 80111

Phone Number:(303) 773-1500

FAX Number: (303) 773-1722

E-mail: Andy@Stathopoulos.com

First Publication: September 3, 2021

Second Publication: September 10, 2021

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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 #**

2000 Pontiac Grand Am - Red 862668

1984 Chevrolet Caprice - Gray 151477

2012 Ford Focus - Blue 467302

2007 Saturn Ion - Black 157650

2010 Audi Q5 - White048311

2014 Mazda CX-5 - Silver 383707

2003 Subaru Outback - White 654950

1978 Ford F7000 - Blue CD0884

2011 Cadillac SRX4 - Black 649006  
2008 Ford Edge - Black B30941  
2008 Nissan Altima - White 547569  
2005 Chevrolet Cobalt - Blue 514072  
2007 Toyota Camry - Gray 626955  
2004 Toyota Matrix - Silver 304819  
2018 Toyota Rav 4 - Blue 729027  
2008 Chevrolet Malibu - Silver 217204  
2004 Nissan Sentra - Maroon 118868  
2004 Volvo XC70 - Black 130205  
2007 Jeep G/C - White 688443  
2006 Lexus GS300 - Silver 001711  
2011 Dodge Nitro - Black 575758  
2001 Ford Taurus - Blue 147163  
1998 Volkswagen Golf - Blue 226859  
2002 Chevrolet Trailblazer - Red 156777  
2003 Volvo XC70 - White 101115  
2006 Volkswagen Jetta - Blue 727907  
2003 Chevrolet Monte Carlo - Black 386926  
2000 Ford F-250 - Gold A49093  
2001 Chevrolet Tahoe - Gold 161927  
1999 Ford Windstar - Green B31941  
2004 GMC Yukon - Black 185071  
1992 Ford Ranger - Red A81764  
2004 Lincoln Aviator - Gold J30154  
2001 Chevrolet Tahoe - Red 208909  
2007 Chevrolet Cobalt - Blue 044190  
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