

**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**

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

**Denver Probate Court  
Case No. 2021PR31297**

**In the Matter of the Estate of**

**MARK EDWARD LUCERO, a.k.a MARK E. LUCERO,  
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 February 1, 2022, or the claims may be forever barred.

MAUREEN H. COOK, Esq. #51465  
Attorney for the Personal Representative  
Law Offices of BRADLEY J. FRIGON, LLC  
PO Box 271621  
Littleton, CO80127

Phone: (720) 200-4025  
E-mail: bfrigon@bjflaw.com, mcook@bjflaw.com

First Publication: October 1, 2021

Second Publication: October 8, 2021

Third Publication: October 15, 2021

Published: Intermountain Jewish News

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

DISTRICT COURT, ADAMS COUNTY, COLORADO  
Court Address: 1100 Judicial Center Dr., Brighton, CO 80601

**Plaintiff:** SAGE VALLEY HOMEOWNERS ASSOCIATION, INC., a Colorado non-profit corporation,  
**Defendants:** CHRISTYNA DOSUMU; GATEWAY MORTGAGE GROUP, LLC; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; LISA CULPEPPER AS PUBLIC TRUSTEE AND TREASURER FOR ADAMS COUNTY; UNKNOWN TENANT(S) IN POSSESSION.

Case Number: 2021CV030853

**SUMMONS BY PUBLICATION**

THE PEOPLE OF THE STATE OF COLORADO  
**TO THE ABOVE-NAMED DEFENDANT: CHRISTYNA DOSUMU**

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 within 35 days after the service of this Summons upon you. Service of the 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.

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 for judicial foreclosure of an assessment lien in and to the real property situated in Adams County, Colorado, more particularly described on Exhibit A, attached hereto and by this reference made a part hereof.

Dated: August 25, 2021

Attorneys for Plaintiff:  
WINZENBURG, LEFF, PURVIS & PAYNE, LLP  
Wendy E. Weigler, #28419

Address: 8020 Shaffer Parkway, Suite 300  
Littleton, CO 80127

Phone Number: (303) 863-1870

**This Summons is issued pursuant to Rule 4(h),  
Colorado Rules of Civil Procedure**

**Exhibit A**

Unit 9D, Building 9, Sage Valley, according to the Condominium Map thereof, recorded April 26, 2007,

under Reception No. 2007000041412 and according to Amendment Condominium Plat of Sage Valley recorded June 19, 2007 at Reception No. 2007000059384, and as defined and described in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sage Valley Homeowners Association, Inc., recorded September 16, 2004, under Reception No. 20040916000908720, County of Adams, State of Colorado.

Also known as: 3155 E. 104th Avenue, #9D, Thornton, CO 80233.

First Publication: September 24, 2021

Last Publication: October 22, 2021

Published: Intermountain Jewish News

**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

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No.2021-000038 To Whom It May Concern: On 8/02/2021 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: NANCY TRESSLAR and ROBERT J. TRESSLAR Original Beneficiary: RSK 2015A, LLC Current Holder of Evidence of Debt: RSK 2015A, LLC Date of Deed of Trust (DOT): 12/16/2019 Recorded Date of DOT: 1/31/2020 Reception No.of DOT: 2020013525 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$65,000.00 Outstanding Principal Amount as of the date hereof: \$32,500.00 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 THAT WERE VIOLATED UNDER THE DEBT, THE DEED OF TRUST,

OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED ARE AS FOLLOWS: FAILURE TO PAY ALL PRINCIPAL AND INTEREST DUE ON THE EVIDENCE OF DEBT BY THE MATURITY DATE AS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. 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 4 AND 5, BLOCK 166, SOUTH DIVISION OF CAPITOL HILL, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO KNOWN AND NUMBERED AS 776 VINE STREET, DENVER, COLORADO 80206 Which has the address of 776 VINE STREET, DENVER, COLORADO 80206

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 December 2, 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: 10/08/2021 Last Publication: 11/05/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:9/14/2021 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: KRAMER LAW LLC Denver Registration #: 31239 HARVEY L. KRAMER, 4101 EAST LOUISIANA AVENUE, SUITE 108, DENVER, CO 80246 Phone #: 303-282-4342 Attorney File #: 776 VINE STREET

**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>
2016 Honda Odyssey- Maroon Color-	136989
2006 Ford F-350- Black Color-	B08549
1996 Ford PickUp- Silver Color-	B27553
2007 GMC Sierra- White Color-	502881
1978 Ferrari 308 GTS- Red Color-	S25297

Date of Publication: October 8, 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 DISTRICT COURT.**

**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 SUBJECT 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 TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2021PR31299  
In the Matter of the Estate of  
SACHIKO IKEDA, 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 February 1, 2022, or the claims may be forever barred.

NOEL AND DANIEL IKEDA

Personal Representative

5024 S. Tibet Street

Aurora, CO80016

MICHELLE ADAMS, Esq. Atty. Reg. #: 29163

Attorney for the Personal Representative

Law Office of Michelle Adams

2373 Central Park Blvd. Suite 100

Denver, CO 80238

Phone Number: (720) 432-9685

E-mail: madams@coloradofamilylegacy.com

First Publication: October 1, 2021

Second Publication: October 8, 2021

Third Publication: October 15, 2021

Published: Intermountain Jewish News

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

**Case No. 2021PR31129**

**In the Matter of the Estate of**

**ELLEN I. GILBERT a/k/a ELLEN GILBERT, 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 February 1, 2022, or the claims may be forever barred.

BRYAN GILBERT TOMS  
Personal Representative  
4870 Blackhawk Way  
Denver, CO 80239

MICHELLE ADAMS, Esq. Atty. Reg. #: 29163  
Attorney for the Personal Representative  
Law Office of Michelle Adams  
2373 Central Park Blvd. Suite 100  
Denver, CO 80238  
Phone Number: (720) 432-9685  
E-mail: madams@coloradofamilylegacy.com  
First Publication: October 1, 2021  
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Third Publication: October 15, 2021  
Published: Intermountain Jewish News

**NOTICE OF SHERIFF'S SALE**

DISTRICT COURT, DENVER COUNTY, STATE OF  
COLORADO  
Civil Action No. 21CV31481, Div. 280  
**Plaintiff,**  
FOUNTAIN COURT HOMEOWNERS ASSOCIATION

v.

**Defendants,**

KH GOVERNMENT SOLUTIONS, LLC, et al.

On July 23, 2021, the Denver County District Court issued its Decree of Foreclosure.

Original Grantor(s) KH Government Solutions, LLC  
Original Beneficiary Fountain Court Homeowners  
Association

Current Holder of Evidence of Debt Fountain Court  
Homeowners Association

Date of Lien May 5, 2021

County of Recording Denver

Recording Date of Lien May 7, 2021

Recording Reception Number 2021088804

Original Amount \$5,864.00

Outstanding Amount \$11,253.32

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 a Lot 1, FOUNTAIN COURT, according to the map recorded September 05, 1974, under Reception No. 36748, and the Declaration of Covenants, Conditions and Restrictions therefor recorded August 23, 1974 in Book 935 at Page 65, City and County Denver, State of Colorado.

Also known and numbered as: 1060 South Parker Road #1, Denver, Colorado 80231.

If 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 25, 2021, at the front steps of the City and County Building located at 1437 Bannock St. Denver 80204, sell to the highest and best 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. JUDGEMENT IS IN THE AMOUNT OF \$11,253.32**

**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.

**A NOTICE OF INTENT TO CURE FILED PURSUANT TO SECTION 38-38-104 SHALL BE FILED WITH THE JEFFERSON COUNTY SHERIFF 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 SECTION 38-38-302 SHALL BE FILED WITH THE DENVER COUNTY SHERIFF WITHIN EIGHT (8) BUSINESS DAYS FOLLOWING THE SALE.**

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 27, 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: October 1, 2021**

**Last Publication: October 29, 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 #**

2009 RED MITSUBISHI GALANT - 008428

2004 BLK MERCEDES BENZ C230 - 485859

2000 BLK SAAB 9-3 VIGGEN - 013176

2002 BLUE HYUNDAI ELANTRA - 064563

Date of Publication: October 8, 2021

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### 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: **10/08/2021**:

**STOCK YEAR MAKE/MODEL**

**VIN**

2205792001 Acura 3.2 TL 020177

2203131999 boat boat NONE

2201031999 Buick Park Avenue 625413

2204022005

2203331988

2197391998

2199162007

2199882006

299685

2201271987

2203592014

2203752002

2199442007

ED 134505

2200592007

239098

2202412014

2197232002

2198101995

620468

2198231993

579191

2202031989

2203062003

2203392010

424649

2197501984

2199871998

2204592000

B47470

2204942002

2205661997

2205722008

Buick Terraza CX 187735

Cadillac D Elegance 725416

Chevrolet 1500 Pickup 159125

Chevrolet Impala LT 272735

Chevrolet Trailblazer LS/LT

Chevrolet G20 175100

Chevrolet Cruze LS 209362

Chevrolet Impala 284367

Chrysler Town & Country Touring

Chrysler Pacifica Touring

Chrysler 300 377843

Dodge Neon 584986

Dodge Grand Caravan LE/ES

Dodge Grand Caravan LE

Dodge D-100 046944

Dodge Stratus SE 563914

Dodge Grand Caravan SE

Ford F150 A65348

Ford F150 C20074

Ford Explorer Eddie Bauer

Ford Taurus SES 248956

Ford F150 C70746

Ford Mustang 115588

2205892002 Ford Taurus SES 204234  
2206682001 Ford Windstar SE Sport B78350  
2149982010 Forest River R-Pod 006363  
2197162010 Forest River R-Pod 006363  
2197131998 Honda CR-V LX 012064  
2198782003 Honda Accord LX 005840  
2204601997 Honda Civic 085240  
2201542009 Hyundai Accent GS 116411  
2198732004 Infiniti G35 702965  
2204151996 Infiniti I30 301490  
2199521999 Jeep Grand Cherokee Laredo  
672164  
2201662018 Jeep Grand Cherokee Laredo  
334134  
2198212016 Kia Sorento LX/L 149007  
2201552015 Kia Rio LX 468162  
2204482006 Kia Rio5 177565  
2204952001 Mitsubishi Montero Limited  
011467  
2198492004 Nissan Maxima SE/SL 800907  
2201621996 Nissan Pathfinder LE/SE/XE  
033064  
2203542002 Nissan Pathfinder LE/SE 701216  
2205692000 Nissan Xterra 589195  
2197592001 Pontiac Montana 140063  
2204822003 Pontiac Grand Am SE1 128802  
2197192008 Saturn Aura XE 122664  
2198452002 Saturn SL 197281  
2201802007 Saturn Vue AWD 846546  
2202932004 Saturn Ion Level 3 152125

2203081960 Sea king Sea king boat NONE  
2199302001 Subaru Forester L 767682  
2202062005 Subaru WRX 523032  
2205952000 Subaru Impreza L 503494  
2131701999 Subaru Forester 748320  
2198131997 Toyota Camry LE/XLE 003183  
2198651999 Toyota Camry Solara SE/SLE  
133635  
2200132001 Toyota Camry CE/LE/XLE  
815927  
2200381997 Toyota Corolla DX 502640  
2201591994 Toyota Camry LE 071857  
2202811998 Toyota Camry CE/LE/XLE  
169389  
2203442003 Toyota Camry 761207  
2206412003 Toyota Camry 161986  
2206911995 Toyota Corolla 323240  
2197362000 Trailer HomemadeNOVIN  
2201752008 Volkswagen New Beetle S/SE  
508414  
2205912021 Volkswagen Tiguan S 047645  
2197602002 Volvo V70 XC 065700  
2201692008 Volvo XC90 3.2 420956  
2203072002 Volvo S60 110843

Date of Publication: October 8, 2021  
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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: **10/08/2021**:

<b>STOCK</b>	<b>YEAR</b>	<b>MAKE/MODEL</b>	<b>VIN</b>
2195891999	Acura TL	005359	
2205312006	Buick LaCrosse	277950	
2198502010	Cadillac CTS Sedan	100644	
2205712003	Chevrolet Malibu	619975	
2201782002	Chrysler PT Cruiser	386738	
2197351999	Dodge Ram 1500	621628	
2198572005	Dodge Durango	595254	
2198662005	Dodge Ram 1500	572144	
2198392003	Ford Taurus	252457	
2198622003	Jeep Grand Cherokee	603132	
2205741996	Jeep Grand Cherokee	201578	
2202592003	Mazda Protege	121865	
2203311998	Mazda Protege	211297	
2197442003	Pontiac Grand Am	648008	
2844821996	Companion Road Ranger	RV	284482

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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>2005 JEEP GRAND CHEROKEE</b>	<b>670527</b>

<b>2005 SUBARU IMPREZA</b>	<b>523114</b>
<b>2003 CHEVY TAHOE</b>	<b>319545</b>
<b>2013 HYUNDAI ELANTRA</b>	<b>355384</b>
<b>2002 HONDA CR-V</b>	<b>081944</b>
<b>2013 VW JETTA</b>	<b>238934</b>
<b>2009 NISSAN VERSA</b>	<b>390269</b>
<b>2006 NISSAN MURANO</b>	<b>538363</b>
<b>2012 MAZADA 5</b>	<b>106902</b>
<b>2000 CHEVY TAHOE</b>	<b>192190</b>
<b>2000 NISSAN FRONTIER</b>	<b>339066</b>
<b>2006 BMW X3</b>	<b>D31008</b>
<b>2012 HYUNDAI ELANTRA</b>	<b>097357</b>
<b>2015 NISSAN ALTIMA</b>	<b>246932</b>
<b>1999 CHEVY LUMINA</b>	<b>222700</b>
<b>2006 JEEP LIBERTY</b>	<b>234646</b>
<b>2007 FORD F150</b>	<b>C98744</b>
<b>2002 FORD MUSTANG</b>	<b>136168</b>
<b>2005 SUBARU LEGACY</b>	<b>200660</b>
<b>1994 FORD F250</b>	<b>A20428</b>
<b>2008 HYUNDAI SANTA FE</b>	<b>137780</b>
<b>2004 BMW X5</b>	<b>U39161</b>
<b>2000 YAMAHA VSTAR</b>	<b>020245</b>
<b>2012 SUZUKI VSTROM</b>	<b>101907</b>
<b>2015 HONDA SHADOW</b>	<b>500440</b>
<b>1977 KAWASAKI BIKE</b>	<b>E11454</b>

Date of Publication: October 8, 2021  
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#### **NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.**



**Broomfield District Court  
Case No. 2015PR25**

**In the Matter of the Estate of**

**SCOTT ORR a/k/a SCOTT JAMES ORR, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the BROOMFIELD DISTRICT COURT, 17 Descombes DR., Broomfield, CO 80020 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: October 8, 2021

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Third Publication: October 22, 2021

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**NOTICE TO CREDITORS BY PUBLICATION**

**PURSUANT TO §15-12-801, C.R.S.**

**District Court, Arapahoe County**

**Case No. 2021PR30935**

**In the Matter of the Estate of**

**GEORGE LINCOLN DUMAS a/k/a GEORGE L.  
DUMAS, JR. a/k/a GEORGE L. DUMAS, 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 February 1, 2022, or the claims may be forever barred.

JUDITH ANN DUMAS

Personal Representative

14237 E. Marina Drive

Aurora, CO 80014

MICHELLE ADAMS, Esq. Atty. Reg. #: 29163

Attorney for the Personal Representative

Law Office of Michelle Adams

2373 Central Park Blvd. Suite 100

Denver, CO 80238

Phone Number: (720) 432-9685

E-mail: madams@coloradofamilylegacy.com

First Publication: October 1, 2021

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**NOTICE TO CREDITORS BY PUBLICATION**

**PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court**

**Case No. 2021PR031304, Division 3**

**In the Matter of the Estate of**

**SHERMAN WOO, 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 February 8, 2022, or the claims may be forever barred.

MEGAN WOO

Personal Representative

4049 Via Marisol, #124

Los Angeles, CA 90042

JOHN T. SNOW, Esq. Atty Reg. #: 34957

JAMES C. HACKSTAFF, Esq. Atty. Reg. #: 13262

CIARA N. KIMMINAU, Esq. Atty. Reg. #: 53932

Attorneys for the Personal Representative

Hackstaff, Snow, Atkinson & Griess, LLC

5105 DTC Parkway, #312

Greenwood Village, CO 80111

Phone Number:303-534-4317

FAX Number: 303-534-4309

First Publication: October 8, 2021

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#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale  
No.2021-000037 To Whom It May Concern: On  
7/22/2021 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: COZETTA HAMMOCK-WEST Original  
Beneficiary: JAMES B. NUTTER & COMPANY Current  
Holder of Evidence of Debt: REVERSE MORTGAGE  
FUNDING LLC Date of Deed of Trust (DOT): 1/25/2007

Recorded Date of DOT: 2/10/2007 Reception No.of DOT:  
2007023622 DOT Recorded in Denver County. Original  
Principal Amount of Evidence of Debt: \$318,000.00  
Outstanding Principal Amount as of the date hereof:  
\$159,505.56 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: BORROWER'S FAILURE  
TO PAY PROPERTY CHARGES, INCLUDING, BUT  
NOT LIMITED TO, REAL PROPERTY TAXES AND  
BORROWER'S FAILURE TO PERFORM OBLIGATIONS  
UNDER THE DEED OF TRUST INCLUDING, BUT NOT  
LIMITED TO, THE FAILURE TO MAINTAIN HAZARD  
INSURANCE AND/OR TO PAY HAZARD INSURANCE  
PREMIUMS AND PROVIDE EVIDENCE OF PAYMENT."  
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: LOT 5, BLOCK 6,  
MONTBELLO, 27, COUNTY OF DENVER, STATE OF  
COLORADO.

Which has the address of 5044 BILLINGS ST,  
DENVER, CO 80239.

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 24, 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: 10/01/2021 Last Publication: 10/29/2021 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/07/2021 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 #: 21-025700

#### 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.

<b>YEAR/MAKE/MODEL</b>	<b>VIN</b>
2003 OLDSMOBILE ALERO	278786
2011 KIA SORRENTO	010797
1998 NISSIAN PATHFINDER	242658

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#### **NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S. District Court, Gilpin County Case No. 2021PR30017, Division G In the Matter of the Estate of BERTIE SUE JOHNSON, 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 Gilpin County, Colorado, on or before February 1, 2022, or the claims may be forever barred.

BRADLEY J. FRIGON, Esq. #27883  
Attorney for the Personal Representative  
Law Offices of BRADLEY J. FRIGON, LLC  
PO Box 271621  
Littleton, CO80127  
Phone: (720) 200-4025

E-mail: [bfrigon@bjflaw.com](mailto:bfrigon@bjflaw.com)  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court  
Case No. 2021PR31038  
In the Matter of the Estate of  
CLARA MARTIN, 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, 1437 BANNOCK STREET DENVER CO, 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](mailto:w.vaden@cityparklaw.com) E-mail  
First Publication: October 8, 2021  
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DISTRICT COURT, DENVER COUNTY,  
STATE OF COLORADO  
CIVIL ACTION NO. 2021CV030460,  
Division/Courtroom 275

**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY  
(Publication Notice)**

TOWN CENTER METRO DISTRICT,  
Plaintiff,

v.

GILDARDO GONZALEZ, JR.; HUNTINGTON  
BANCSHARES INCORPORATED AS SUCCESSOR TO  
UNION FEDERAL BANK OF INDIANAPOLIS; CITY AND  
COUNTY OF DENVER - MANAGER OF FINANCE; and  
PAUL D. 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 O'clock A.M., on the 25th day of November, 2021, at the front steps on the City and County building located at 1437 Bannock St. 80204, 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 AT THE TIME OF SALE.**

**PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY. Judgment is in the amount of \$20,521.81.**

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 July 26, 2021 and C.R.S. 38-38-101 et seq. by Town Center Metro District the holder and current owner of a lien recorded on September 13, 2018 at Reception No. 2018116799 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 Master Declaration of Covenants, Conditions and Restrictions for Green Valley Ranch recorded on 08/10/2001 at 2001133495 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 Town Center Metro against real property legal described as follows:

Lot 12, Block 7, Green Valley Ranch Filing No. 47, City and County of Denver, State of Colorado.; And also known as: 5573 Netherland Street, Denver, CO80249.

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 of being foreclosed. 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 County Sheriff's Office, Civil Division, 201 W. Colfax Ave., Denver, CO80202.

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 which requisite procedures and provisions 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 Kate M. Leason, Esq., Reg. No. 41025, Altitude Community Law P.C., 555 Zang Street, Suite 100, Lakewood, Colorado 8022-1011, 303.432.9999.

The attorney representing the legal owner of the above described lien is: Kate M. Leason, Reg. No. 41025, Altitude Community Law P.C., 555 Zang Street, Suite 100, Lakewood, Colorado 80228-1011, 303.432.9999.

Elias Diggins Sheriff Denver County  
By: Eric Miller Deputy Sheriff Sergeant

*Intermountain Jewish News*  
Legal Notices, October 8, 2021

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

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