

DISTRICT COURT, DENVER COUNTY, COLORADO  
Court Address: 1437 Bannock Street, Denver, CO 80202  
**Plaintiff:** OFFICERS' ROW CONDOMINIUM  
ASSOCIATION, INC., a Colorado non-profit corporation,  
**Defendants:** DAVID TANABE; BELLCO CREDIT  
UNION; LOWRY COMMUNITY MASTER  
HOMEOWNERS ASSOCIATION; DEB JOHNSON AS  
PUBLIC TRUSTEE FOR DENVER COUNTY; STEVE  
ELLINGTON AS TREASURER FOR DENVER COUNTY;  
UNKNOWN TENANT(S) IN POSSESSION.

**SUMMONS BY PUBLICATION**

Case Number: 2019CV033587

THE PEOPLE OF THE STATE OF COLORADO  
**TO THE ABOVE NAMED DEFENDANT: DAVID  
TANABE**

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 Denver County,

Colorado, more particularly described on Exhibit A, attached hereto and by this reference made a part hereof.

Dated: November 5, 2019.

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

**Exhibit A**

CONDOMINIUM UNIT NO. A-310, OFFICERS' ROW  
CONDOMINIUMS, ACCORDING TO THE  
CONDOMINIUM MAP OF OFFICERS' ROW  
CONDOMINIUMS RECORDED ON MAY 22, 2001,  
UNDER RECEPTION NO. 2001082331, AND AS  
DEFINED BY THE CONDOMINIUM DECLARATION OF  
OFFICERS' ROW CONDOMINIUMS RECORDED ON  
MAY 2, 2001, UNDER RECEPTION NO. 2001067529, IN  
THE OFFICE OF THE COUNTY CLERK AND  
RECORDER, CITY AND COUNTY OF DENVER, STATE  
OF COLORADO. TOGETHER WITH THE EXCLUSIVE  
RIGHT TO USE STORAGE SPACE NO. S-310 AND  
UNDERGROUND PARKING SPACE NO. U-3-2 AS  
LIMITED COMMON ELEMENTS. Also known as: 7544  
E. 4th Avenue, #310, Denver, CO 80230.

Attorneys for Plaintiff:

WINZENBURG, LEFF, PURVIS & PAYNE, LLP

Wendy E. Weigler, #28419

Gina C. Botti #42005

Address: 8020 Shaffer Parkway, Suite 300

Littleton, CO 80127

Phone Number: (303) 863-1870

First Publication: December 6, 2019

Last Publication: January 3, 2020  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Case No. 19PR031262  
Division 3**

**In the Matter of the Estate of  
DANIEL P. GILES a/k/a DANIEL PHILIP GILES a/k/a  
DANIEL G. GILES a/k/a DANIEL GILES, 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 May 15, 2020, or the claims may be forever barred.

LAURIE G. BELANGER  
Personal Representative  
P.O. Box 178  
Gilmanton NH 03237

MICHAEL A. STRAUD, Esq. Atty. Reg. #: 2312  
Attorney for the Personal Representative  
P.O. Box 370467  
Denver, CO80237  
Phone Number:303-750-6110  
E-mail: straudm@msn.com  
First Publication: January 3, 2020  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Case No. 2019PR031086**

**In the Matter of the Estate of  
MARC LEE NIERNBERG a/k/a MARC L. NIERNBERG  
a/k/a MARC NIERNBERG, 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 May 3, 2020, or the claims may be forever barred.

ALLEN E.F. ROZANSKY, JD/MBA  
Personal Representative  
Rozansky Law LLC  
2301 Blake Street  
Denver, Colorado 80205

ALLEN E.F. ROZANSKY, JD/MBA Atty. Reg#: 24770  
Attorney for the Personal Representative  
Rozansky Law LLC  
2301 Blake Street  
Denver, Colorado 80205  
Phone Number: (303) 263-9294  
FAX Number: (303) 484-3995  
E-mail: allen@estate-protector.com  
First Publication: January 3, 2020  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Case No. 2019PR031325  
In the Matter of the Estate of  
RONALD HERMAN RESNICK a/k/a RONALD H.  
RESNICK, 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 May 6, 2020, or the claims may be forever barred.

RHODA L. RESNICK  
Personal Representative  
306 S. Olive Way  
Denver, CO80224

JAY H. CHAPMAN, Atty. Reg. #: 00645  
Attorney for the Personal Representative  
CHAPMAN & ROTH, LLC  
1355 S. Colorado Blvd., Suite 600  
Denver, CO 80222  
Phone Number: 303-759-4004  
FAX Number: 303-757-0231  
E-mail: jay@chapmanroth.com  
First Publication: January 3, 2020  
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Published: Intermountain Jewish News

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

**Case No. 19PR0311  
In the Matter of the Estate of  
JAMES BOWLES CALVERT, 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 MAY 22, 2020, or the claims may be forever barred.

JULIE CALVERT  
Personal Representative  
1462 S. Balsam St.  
Lakewood, CO80232

First Publication: December 27, 2019  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Case No. 2019PR31126  
In the Matter of the Estate of  
CLARENCE WICKLIFFE DIXON, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the EL PASO COUNTY DISTRICT COURT, 270 SOUTH TEJON STREET, COLORADO SPRINGS, COLORADO, 80903, 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  
3401 Quebec Street, Suite 9350  
Denver, CO80207  
(303)377-2933 Voice  
(303) 377-2834 Facsimile  
w.vaden@cityparklaw.com E-mail  
First Publication: December 27, 2019  
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DISTRICT COURT, DENVER COUNTY, STATE OF  
COLORADO  
CIVIL ACTION NO. 2018CV034407

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

Plaintiff, Wildhorse Ridge Condominium Association, Inc.  
v.  
Defendants, MARC HATHAWAY;  
Regarding: Condominium Unit 2408, Wildhorse Ridge  
Condominiums, According to Condominium Map Thereof,  
Recorded on September 6, 2006, at Reception NO.  
2006142324 in the Records of the Office of the Clerk and  
Recorder of the City and County of Denver, Colorado,  
and as defined and described in the Condominium  
Declaration for Wildhorse Ridge Condominiums recorded  
on September 22, 2004, at Reception No. 2004197365,  
in said records, City and County of Denver, State of

Colorado. Also known as: 5800 Tower Rd, #2408,  
Denver, CO 80249

TO THE ABOVE NAMED DEFENDANTS, Please take  
notice:

You and each of you are hereby notified that a Sheriff's  
Sale of the referenced property is to be conducted by the  
Civil Division of the Sheriff's Office of Denver County,  
Colorado at 10:00 A.M., on the 6th day of February 2020,  
**at the front steps of the Denver City and County  
Building, 1437 Bannock Street, Denver, CO 80202** ;  
phone number 720-865-9556. At which sale, the above  
described real property and improvements thereon will be  
sold to the highest bidder. Plaintiff makes no warranty  
relating to title, possession, or quiet enjoyment in and to  
said real property in connection with this sale.

Judgment Amount : \$6,442.91 interest 21% per annum  
**BIDDERS ARE REQUIRED TO HAVE CASH OR  
CERTIFIED FUNDS SUFFICIENT TO COVER THEIR  
HIGHEST BID. FUNDS MUST BE MADE PAYABLE TO  
THE REGISTRY OF THE DENVER DISTRICT COURT**

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

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

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

RE: Sheriff's Sale of Real Property pursuant to Order and Decree of Foreclosure and C.R.S. 38-38-101 et seq. This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to a Court Order and Decree dated October 9, 2019, and C.R.S. 38-38-101 et seq., by Wildhorse Ridge Condominium Association, Inc., the current holder of a lien recorded on January 10, 2019 at Rec. No. 2019003680, in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The judicial foreclosure is based on a default under the Declaration of Covenants, Conditions, and Restrictions of Wildhorse Ridge Condominium Association, Inc., recorded on 9/22/2004 at Reception No. 2004197365 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The Declaration and notices, as recorded, establish a lien for the benefit of Wildhorse Ridge Condominium Association, Inc., **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS.** You may have an interest in the real property being affected, or have certain rights or suffer certain liabilities or loss of your interest in the subject property as a result of said foreclosure. You may have the right to redeem the real property or you may have the right to cure a default under the instrument being foreclosed. Any Notice of Intent to Cure must be filed no later than fifteen (15) calendar days prior to the date of the foreclosure sale. Further, you are advised that the parties liable thereon, the owner of the property described above, or those with

an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto. In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights; therefore, you should read and review all the applicable statutes and laws in order to determine the requisite procedures and provisions which control your rights in the subject property. DATED in Colorado this 14th, day of November, 2019. Fran Gomez, Sheriff  
City and County of Denver, Colorado  
By: Deputy Sheriff Sergeant Line  
ATTORNEY FOR THE PLAINTIFF:  
ORTEN CAVANAGH & HOLMES, LLC  
1445 Market Street, Suite 350  
Denver, CO 80202  
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, C.R.S., as amended.  
First Publication: December 13th, 2019  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.**

**Case No. 2019PR030404  
In the Matter of the Estate of  
ANDREW FOTOPULOS, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Mesa County District Court, Colorado, on or before April 27, 2020, or the claims may be forever barred.

ANTHONY G. FOTOPULOS  
Personal Representative  
c/o Mr. Andrew Stathopoulos, Esq.  
Stathopoulos & Associates, P.C.  
6900 E. Belleview Ave., Suite 350  
Greenwood Village, Colorado 80111

ANDREW STATHOPULOS, Esq. Atty. Reg. #15251  
Attorney for the Personal Representative  
Stathopoulos & Associates, P.C.  
6900 E. Belleview Ave., Suite 350  
Greenwood Village, CO 80111  
Telephone: 303-773-1500  
Facsimile 303-773-1722  
First Publication: December 27, 2019  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Case No. 2019PR30988  
In the Matter of the Estate of**

**FRANK EDWARD HARMON, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the ADAMS COUNTY DISTRICT COURT, 1100 JUDICIAL CENTER DRIVE, BRIGHTON, COLORADO, 80601, 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  
3401 Quebec Street, Suite 9350  
Denver, CO80207  
(303)377-2933 Voice  
(303) 377-2834 Facsimile  
w.vaden@cityparklaw.com E-mail  
First Publication: December 27, 2019  
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Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Case No. 2019PR031323  
In the Matter of the Estate of  
JOAN MARIE NICOLETTI, 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 April 20, 2020, or the claims may be forever barred.

VINCENT M. NICOLETTI  
Personal Representative  
c/o Conover Law, LLC  
6161 S Syracuse Way, Suite 270  
Greenwood Village, CO80111

TAMMY D. CONOVER, #34006  
SCOTT H. CHALLINOR, #40412  
Attorneys for the Personal Representative  
Conover Law, LLC  
6161 South Syracuse Way, Ste. 270  
Greenwood Village, CO80111  
303-376-6224 phone  
303-379-1693 fax  
tammy@conoverlawllc.com  
scott@conoverlawllc.com  
First Publication: December 20, 2019  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Case No. 2019PR31379  
In the Matter of the Estate of  
ELLYN WILSON, a.k.a. ELLEN WILSON, a.k.a E.  
RATHE WILSON and a.k.a. ELLYN RATHE WILSON,  
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 April 27, 2020, or the claims may be forever barred.

MARK DAVID WILSON  
Personal Representative  
2275 S. Harrison St.  
Denver, CO80210

STEPHEN OXMAN, Esq. Atty. Reg. #: 5295  
Attorney for the Personal Representative  
OXMAN & OXMAN PC  
210 Clayton St. Suite One.  
Denver, CO80206  
Phone Number: 303-321-3747  
FAX Number: 303-388-6386  
E-mail: stephen@oxmanandoxman.com  
First Publication: December 20, 2019  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Case No. 2019PR030749  
In the Matter of the Estate of  
WILLIAM HAROLD LILE aka WILLIAM H. LILE aka  
WILLIAM LILE aka BILL LILE, 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 Adams County, Colorado, on or before May 1, 2020, or the claims may be forever barred.

JERRY LILE  
Personal Representative  
PO Box 51052  
Sparks, Nevada 89435  
Phone: 541-610-9536

SANDRA JAQUITH, Atty. Reg. #: 12828  
Attorney for the Personal Representative  
2770 Arapahoe Road, Suite 132-240  
Lafayette, Colorado 80026  
Phone Number: 303-832-3707  
E-mail: sjaquith@earthlink.net  
First Publication: December 20, 2019  
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Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Case No. 2019PR31265  
In the Matter of the Estate of  
DORIS M. HAYUTIN, 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 April 24, 2020, or the claims may be forever barred.

STEVEN D. BARNETT

Personal Representative  
824 Pine Street  
Louisville, CO 80027  
JAMES C. TIENKEN, No. 11553  
Attorney for the Personal Representative  
Tienken & Associates, PC  
824 Pine Street  
Louisville, CO 80027  
Phone No: 303-673-9373  
E-mail: jctienken@tienkenlaw.com  
First Publication: December 20, 2019  
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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> |
|----------------------------|--------------|
| 1968 Buick Skylark -       | 108341       |
| 2000 Honda Civic -         | 070134       |
| 2007 Pontiac G6 -          | 187219       |
| 2007 Mitsubishi Endeavor - | 069552       |
| 2007 Ford Escape -         | A39405       |
| 2006 Pontiac Grand Prix -  | 305210       |
| 1999 Toyota 4Runner -      | 126445       |
| 1961 Shasta Airflyte -     | 0V7153       |
| 2013 Chrysler 300 -        | 745009       |
| 2007 Ford Freestyle -      | A00473       |



**1998 Honda Civic - 136753**  
**1997 Honda Del Sol - 003671**  
**2014 Toyota Sienna - 427863**  
**1997 Ford Ranger - A54342**

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**NOTICE TO CREDITORS BY PUBLICATION**  
**PURSUANT TO §15-12-801, C.R.S.**  
**Case No. 2019PR373**  
**In the Matter of the Estate of**  
**MICHAEL V. ROBIDOUX, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Adams County, Court, 1100 Judicial Center Dr., Brighton, Colorado, 80601, on or before May 4, 2020, or the claims may be forever barred.

JUDITH L. ROBIDOUX  
Personal Representative  
2614 N. 191 Ave.  
Elkhorn, NE 68022

First Publication: January 3, 2020  
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DISTRICT COURT, CITY AND COUNTY OF DENVER  
STATE OF COLORADO  
1437 Bannock Street  
Denver, Colorado 80202

Telephone: (720) 865-7800

**SHERIFF'S NOTICE OF SALE**

Case Number: 2018CV34371

Courtroom/Division: 209

Plaintiff: FIDELITY NATIONAL TITLE INSURANCE  
COMPANY

v.

Defendants: SHAWN L. COPRICH SR., a/k/a SHAWN  
LYDELL COPRICH; THE ESTATE AND HEIRS OF  
MARY E. CURVIN; OPHELIA WYNN; PEARL JEAN  
HUGHES; ANNIE MAE SWINGER a/k/a ANNIE MAE  
GREEN; NATIONAL CITY MORTGAGE CO., a  
subsidiary of NATIONAL CITY BANK OF INDIANA; and  
FEDERAL NATIONAL MORTGAGE ASSOCIATION  
Under a Judgment that was entered on February 23,  
2018, I am selling certain real property, as follows:

Original Judgment Creditor: Fidelity National Title  
Insurance Company

Judgment Debtor: Shawn Lydell Coprich Sr. a/k/a Shawn  
L. Coprich

Current Judgment Creditor: Fidelity National Title  
Insurance Company

Date of Judgment: February 23, 2018

Date of Recording of Judgment: July 19, 2018

County of Recording: Denver County, Colorado

Recording Information: Reception No. 2018088974

Original Judgment Amount: \$110,000.00

Outstanding Judgment Amount as of the date hereof:  
\$112,450.97

Legal description of property to be foreclosed Lot 5 and 6, Block 4, East View Addition City and County of Denver, State of Colorado.

Common description of property to be foreclosed 3338-3342 Harrison Street, Denver, Colorado 80205. THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE JUDGMENT.

**THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.**

The Judgment remains unsatisfied and judgment holder is enforcing its remedies under law including, without limitation, levy, execution and sale of the property.

NOTICE OF SALE

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10:00 o'clock A.M., on February 27, 2020, at the front steps of the Denver City and County Building, 1437 Bannock Street, Denver, CO 80202, sell to the highest and best bidder, the said real property described above, and all interest of said Judgment Debtor and the heirs and assigns of said Judgment Debtor therein, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

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

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE

CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO 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 UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS ARE ATTACHED HERETO.

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

Fred Van Remortel, #39668,  
Van Remortel, LLC  
2570 West Main Street, Suite 200  
Littleton, Colorado 80120  
Phone: (303) 484-9919.

Certain Colorado statutes may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and may create a personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure proceeding.

INTENT to cure or redeem, as provided by the aforementioned laws, must be directed to or conducted at the Denver Sheriff's Department, 201 West Colfax Avenue, First Floor Atrium, Denver, Colorado 80202.

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

This Sheriff's Notice of Sale is signed December 4, 2019.  
Fran Gomez  
Sheriff, City and County of Denver, Colorado  
By: Deputy Sheriff Sergeant Line  
*Attorneys for Plaintiff:*  
**Van Remortel LLC**  
Fred Van Remortel, No. 39668  
2570 West Main Street, Suite 200  
Littleton, Colorado 80120  
Phone: 303.484.9919  
f.vanremortel@fvrlaw.com  
First Publication: January 3, 2020  
Last Publication: January 31, 2020  
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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: **01/03/2020**:

| <b>STOCK<br/>VIN</b> | <b>YEAR</b> | <b>MAKE/MODEL</b> |
|----------------------|-------------|-------------------|
| 1488571998           | Acura       | Integra 004041    |
| 1498142004           | Audi        | A4 011498         |
| 1495211988           | BMW         | 735i 209274       |
| 1498111998           | Chevrolet   | Prizm 409250      |
| 1498081984           | Chevrolet   | Camaro 237447     |
| 1494682010           | Chevrolet   | Cobalt 231066     |
| 1488772011           | Chevrolet   | Impala 310437     |

|            |                 |                   |
|------------|-----------------|-------------------|
| 1498032008 | Chrysler        | Pacifica 649757   |
| 1496422007 | Dodge           | Caliber 412697    |
| 1495162001 | Dodge           | Durango 576470    |
| 1498622000 | Ford            | Explorer B17215   |
| 1498312000 | Ford            | Ranger A22244     |
| 1498102002 | Ford            | Escort 194269     |
| 1496572010 | Ford            | Escape B62054     |
| 1495002001 | Ford            | Excursion B86955  |
| 1490441998 | Ford            | Expedition B37631 |
| 1495912005 | Harley-Davidson | XL1 423623        |
| 1496062019 | Homemade        | Trailer XXXXXX    |
| 1496051990 | Homemade        | Trailer XXXXXX    |
| 1498042000 | Honda           | Civic 120756      |
| 1497631995 | Honda           | Accord 163461     |
| 1495982003 | Honda           | CR-V 042643       |
| 1495311996 | Honda           | Accord 100925     |
| 1498022010 | Hyundai         | Elantra 179943    |
| 1496031967 | Jeep            | J3000 101732      |
| 1495142002 | Kia             | Spectra 186633    |
| 1497892007 | Lexus           | ES 350 012711     |
| 1498132000 | Mazda           | Protege 230707    |
| 1495962000 | Nissan          | Pathfinder 433330 |
| 1491061998 | Nissan          | Sentra 722806     |
| 1490872015 | Nissan          | Altima 920877     |
| 1488762012 | Nissan          | Versa 862167      |
| 1490992004 | Pontiac         | Grand Am 190327   |
| 1497132000 | Starcraft       | Trailer XXXXXX    |
| 1495272003 | Subaru          | Forester 723915   |
| 1494592000 | Subaru          | Outback 617874    |
| 1489022001 | Subaru          | Impreza 801492    |

|            |                      |        |
|------------|----------------------|--------|
| 1496011994 | Suzuki Intruder      | 103727 |
| 1498702005 | Toyota Camry         | 162762 |
| 1498441990 | Volkswagen Cabriolet | 019304 |
| 1496371971 | Volkswagen Vanagon   | 008676 |
| 1496022005 | Yamaha R6 020704     |        |

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DISTRICT COURT, DENVER COUNTY, STATE OF  
COLORADO  
CIVIL ACTION NO. 2019CV032721

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

FIRST CREEK OWNERS ASSOCIATION, INC.,  
Plaintiff,  
v.

CLAUDIA CHAVEZ, NATIONSTAR MORTGAGE LLC,  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  
INC. and DEB JOHNSON AS PUBLIC TRUSTEE FOR  
THE CITY AND COUNTY OF DENVER  
Defendants.

Regarding: Lot 16, Block 6, First Creek Filing No. 1, City  
and County of Denver, State of Colorado. Also known as:  
5757 Danube St. Denver, CO 80249  
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  
Sheriff's Department of the County of Denver, State of  
Colorado at 10 O'clock .A.M., on the 20th day of

February, 2020, at the front steps of the Denver City and  
County Building, 1437 Bannock Street, Denver, CO  
80202, phone number 720-865-9556. At which sale, the  
above described real property and improvements thereon  
will be sold to the highest bidder. Plaintiff makes no  
warranty relating to title, possession, or quiet enjoyment  
in and to said real property in connection with this sale.

**PLEASE NOTE THAT THE LIEN BEING FORECLOSED  
MAY NOT BE A FIRST LIEN ON THE SUBJECT  
PROPERTY. Judgment is in the amount of \$12,141.79.  
NOTICE OF RIGHT TO CURE AND RIGHT TO  
REDEEM**

RE: Sheriff Sale of Real Property under Decree of  
Judicial Foreclosure, pursuant to Court Order and C.R.S.  
38-38-101 *et seq.*, County of Denver, State of Colorado.  
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 October 24, 2019,  
and C.R.S. 38-38-101 *et seq.* by FIRST CREEK  
OWNERS ASSOCIATION, INC., the holder and current  
owner of a lien recorded on August 31, 2017 at  
2017115134 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 First Creek  
recorded on June 26, 2003 at Reception#2003128696 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 First Creek Owners Association, Inc.  
against real property legally described as follows: Lot 16,

Block 6, First Creek Filing No. 1, City and County of Denver, State of Colorado; And also known as: 5757 Danube St. Denver, CO 80249

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. 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, CO 80202.

You are advised that the parties liable thereon, the owner of the property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto. In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights; therefore, you should read and review all the applicable statutes and laws in order to determine 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 80228-1011, 303.432.8999.

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

DATED: November 27, 2019.

Fran Gomez, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

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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: **01/03/2020**:

| <b>STOCK<br/>VIN</b> | <b>YEAR</b> | <b>MAKE/MODEL</b>         |
|----------------------|-------------|---------------------------|
| 1496402000           |             | BMW 328I R57864           |
| 1494721993           |             | Buick Le Sabre 403175     |
| 1498231998           |             | Chevrolet Cavalier 111066 |
| 1499381996           |             | Chevrolet Blazer 180841   |
| 1500861996           |             | Chevrolet G3500 118021    |
| 1491002005           |             | Chevrolet Venture 117256  |

|            |                       |        |
|------------|-----------------------|--------|
| 1494652000 | Chrysler LHS          | 129485 |
| 1494622003 | Dodge Caravan         | 285935 |
| 1497321999 | Dodge Ram B1500       | 562719 |
| 1500691993 | Eagle Talon           | 052578 |
| 1500671985 | Ford E350             | B19186 |
| 1493741993 | GMC Sonoma            | 520815 |
| 1498241996 | Honda Accord          | 199787 |
| 1493422006 | Hyundai Tiburon       | 219595 |
| 1488582001 | Isuzu Rodeo           | 319105 |
| 1500532002 | Jeep Liberty          | 248968 |
| 1495561995 | Lexus ES 300          | 112024 |
| 1489741994 | Lexus LS              | 192942 |
| 1496141991 | Lexus LS 400          | 057421 |
| 1494802003 | Mercedes Benz         | 341664 |
| 1500792003 | Nissan Altima         | 201276 |
| 1495852002 | Nissan Maxima         | 317721 |
| 1497002000 | Toyota Celica         | 035385 |
| 1480792004 | Volvo S40             | 029113 |
| 44472 2006 | Chevrolet Avalanche   | 244472 |
| 1500712002 | Mercury Grand Marquis | 610808 |
| 1500492002 | Mercury Sable         | 623269 |

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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Case No. 2019PR31279  
In the Matter of the Estate of  
PAULA BURGER, formerly known as PAULA  
ZAPILER, 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 May 4, 2020, or the claims may be forever barred.

SUSAN GRAUER

Co-Personal Representative

2693 S. Oakland Street

Aurora, CO 80014

FREDA MIKLIN

Co-Personal Representative

5415 S. Grape Lane

Greenwood Village, CO 80121

DENISE HOFFMAN WHITE, Esq. Atty. Reg #33143

JOSEPH A. ORRINO, Esq. Atty. Reg. #50499

Attorneys for the Co-Personal Representatives

Hoffman Nies Dave & Meyer LLP

5350 S. Roslyn Street, Suite 100

Greenwood Village, CO 80111

Phone Number (303) 860-7140

FAX Number: (303)860-7344

E-mail: dhoffman@hn-colaw.com

E-mail: jorrino@hn-colaw.com

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