

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2020PR30410
In the Matter of the Estate of
HAZEL GENSBERG, 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 August 10, 2020, or the claims may be forever barred.

SURA SHARON VETA
Personal Representative
420 S. Marion Pkwy. #903
Denver, CO 80209

JOHN A. BERMAN, Reg. No. 6695
Attorney for the Personal Representative
1900 Grant St., Suite 750
Denver, CO 80203
(303) 832-7645 phone
(303) 832-1188 fax
jab@jaberman.com email
First Publication: April 10, 2020
Second Publication: April 17, 2020
Last Publication: April 24, 2020
Published: Intermountain Jewish News

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

Case No. 2020PR030332

**In the Matter of the Estate of
BARBARA W. LEE, also known as BARBARA
WHITING LEE and BARBARA LEE, 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 August 3, 2020, or the claims may be forever barred.

ASHTON ROBINSON LEE
Personal Representative
c/o Elizabeth A. Bryant, Esq.
3773 Cherry Creek N. Dr., Ste 600
Denver, CO 80209
720-845-1690

ELIZABETH A. BRYANT, Atty. Reg. #: 19699
LOUISA M. RITSICK, Atty. Reg. #: 32475
Attorneys for the Personal Representative
Bryant & Ritsick LLC
3773 Cherry Creek N. Drive, Suite 600
Denver, CO 80209
Phone Number: 720-845-1690
FAX Number: 866-227-7390
Email: ebryant@bryantritsick.com
Email: lritsick@bryantritsick.com
First Publication: April 3, 2020
Second Publication: April 10, 2020
Last Publication: April 17, 2020
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY,
COLORADO
Court Address: 1437 Bannock Street, Denver, CO 80202
Plaintiff: MONACO PLACE ASSOCIATION, INC., a
Colorado non-profit corporation,
Defendants: MIGENE YU, STEVE ELLINGTON AS
TREASURER FOR DENVER COUNTY, and UNKNOWN
TENANT(S) IN POSSESSION.

Case Number: 2019CV33021

Div.: 368

NOTICE OF SALE

Under an Order Granting Plaintiff's Motion for Default Judgment of Foreclosure issued on January 7, 2020 in the above-captioned action, I am ordered to sell certain real property as follows: Original Lienee(s): Migene Yu Original Lienor: Monaco Place Association, Inc. Current Holder of the evidence of debt: Monaco Place Association, Inc. Date of Lien being foreclosed: February 15, 2019 Date of Recording of Lien being foreclosed: February 15, 2019 County of Recording: Denver Recording Information: 2019018767 Original Principal Balance of the secured indebtedness: \$1,208.67 Outstanding Principal Balance of the secured indebtedness as of the date hereof: (This amount does not constitute a payoff balance on the account as it does not include fees and costs incurred to release liens and other charges that may come due. Please contact he

Plaintiff's attorney or submit a Notice of Intent to Cure for a payoff balance.) \$7,021.12

Amount of Default Judgment: \$5,478.71

Description of property to be foreclosed:

Building 20, Unit 3436C, according to the Condominium Declaration for Monaco Place Condominiums recorded January 9, 1984 in Book 2997 at Page 418, and Map for Monaco Place Condominiums recorded January 9, 1984 in Book 26 at Page 1, together with the right to use the following common elements Parking Space No. 136, City and County of Denver, State of Colorado. Also known as: 3436 S. Locust Street, #C, Denver, CO 80222.

THE PROPERTY TO BE FORECLOSED AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN.

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

The covenants of Plaintiff have been violated as follows: failure to make payments on said indebtedness when the same were due and owing.

NOTICE OF SALE

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10:00 o'clock A.M., on May 21st, 2020, at the front steps of the Denver City and County Building, 1437 Bannock Street, Denver, CO 80202, phone number 720-865-9556, sell to the highest and best bidder, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor, for the purpose of paying the judgment amount entered herein, and will

deliver to the purchaser a Certificate of Purchase, all as provided by law.

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

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO LAW AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE LIEN BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS ARE ATTACHED HERETO.

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

Stephane R. Dupont
The Dupont Law Firm, LLC
PO Box 1073
Castle Rock, CO 80104
(720) 644-6115

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

DATED: February 27, 2020

Fran Gomez, Sheriff
City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line
Attorneys for Plaintiff:

THE DUPONT LAW FIRM, LLC

Stephane R. Dupont, #39425

Address: PO Box 1073

Castle Rock, CO 80104

Phone Number: (720) 644-6115

First Publication: March 27, 2020

Last Publication: April 24, 2020

Published: Intermountain Jewish News

County Court, City and County of Denver, Colorado

Court Address: 1437 Bannock Street

Denver, Colorado 80202

NOTICE OF LEVY

Case Number: 19-C-56347

Notice is hereby on February 19, 2020, a WRIT OF EXECUTION was issued out of this Court directing the Sheriff of the City and County of Denver, State of Colorado, to levy upon and seize certain property of the above named Defendants and the Sheriff of the City and County of Denver, did levy upon, seize, and take into possession the following described real property:

Lots 15 and 16, Block 86, except the rear 8 feet of the said lots, Plat of Blocks 81 to 96, inclusive, Brekeley, City and County of Denver, State of Colorado, also known by street address as: 4832 Hooker Street. Denver. Colorado 80221

You have legal rights that may prevent all or part of your money or property from being taken. That part of the

money or property that may not be taken is called "exempt property." A partial list of "exempt property" is shown below, along with the law which may make all or part of your money or property exempt. Notwithstanding your right to claim the property as "exempt", no exemption other than the exemptions set forth in Section 13-54-104(3), C.R.S., may be claimed for a Writ which is the result of a judgment taken for arrearages for child support or for child support debt. The purpose of this Notice of Levy is to tell you about these rights.

If the money or property which is being withheld from you includes any "exempt property", you must file within 14 days of receiving this Notice of Levy a written claim of exemption with the Clerk of the Court, describing what money or property you think is "exempt property" and the reason that it is exempt.

You must act quickly to protect your rights. Remember, you only have 14 days after receiving this Notice of Levy to file your claim of exemption with the Clerk of Court. Your failure to file a claim of exemption within 14 days is a waiver of your right to file.

Dated: March 2, 2020

Fran Gomez, Sheriff City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

PARTIAL LIST OF EXEMPT PROPERTY (Numbered statutory references are subject to change)

1. All or part of your property listed in Sections 13-54-101 and 102, C.R.S., including clothing jewelry, books, burial sites, household goods, food and fuel, fann

animals, seed, tools, equipment and implements, military allowances, stock-in-trade, certain items used in your occupation, bicycles, motor vehicles (greater for disabled persons), life insurance, income tax refunds, money received because of loss of property or for personal injury, equipment that you need because of your health, or money received because you were a victim of a crime.

2. All or part of your-earnings under Section 13-54-104, C.R.S.

3. Workers' compensation benefits under Section 8-42-124, C.R.S.

4. Unemployment compensation benefits under Section 8-80-103, C.R.S.

5. Group life insurance benefits under Section 10-7-205, C.R.S.

6. Health insurance benefits under Section 10-16-212, C.R.S.

7. Fraternal society benefits under Section 10-14-403, C.R.S.

8. Family allowances under Section 15-11-404, C.R.S.

9. Teachers' retirement fund benefits under Section 22-64-120, C.R.S.

10. Public employees' retirement benefits (PERA) under Sections 24-51-212 and 24-54-111, C.R.S.

11. Social security benefits (OASDI, SSI) under 42 U.S.C. §407.

12. Railroad employee retirement benefits under 45 U.S.C. §23.

13. Public assistance benefits (OAP, AFDC, TANF, AND, AB, LEAP) under Section 26-2-131, C.R.S.

14. Policemen's and firemen's pension fund payments under Sections 31-30-117, 31-30.5-208 and 3131-203, C.R.S.
15. Utility and security deposits under Section 13-54-102(1)(r), C.R.S.
16. Proceeds of the sale of homestead property under Section 38-41-207, C.R.S.
17. Veteran's Administration benefits under 38 U.S.C. §5301.
18. Civil service benefits under 5 U.S.C. §8346.
19. Mobile homes and trailers under Section 38-41-201.6, C.R.S.
20. Certain retirement and pension funds and benefits under Section 13-54-102(2)(s), C.R.S.
22. A Court-ordered child support and maintenance obligation or payment under Section 13-54-102(1)(u), C.R.S.
23. Public or private disability benefits under Section 13-54-102(1)(v), C.R.S.

REMEMBER THAT THIS IS ONLY A PARTIAL LIST OF "EXEMPT PROPERTY"; you may wish to consult with a lawyer who can advise you of your rights. If you cannot afford one, there are listings of legal assistance and legal aid offices in the yellow pages of the telephone book.

CERTIFICATE OF LEVY

I, Fran Gomez Sheriff of the City and County of Denver, State of Colorado, do hereby certify that by virtue of a certain Writ of Execution issued in Case No. 19-C-56347 in and to me directed from the County Court of the City

and County of Denver, State of Colorado, in favor of Asbestos Abatement. Inc., Plaintiff, against Patricia Schwartz, and regarding 4832 Hooker Street, Denver, Colorado 80221, dated February 19, 2020, I did on this 2nd day of March 2020, levy upon the following real estate, to wit:

Lots 15 and 16, Block 86, except the rear 8 feet of the said lots, Plat of Blocks 81 to 96, inclusive, Brekeley, City and County of Denver, State of Colorado.
also known by street address as: 4832 Hooker Street.
Denver, Colorado 80221
situated in the City and County of Denver, and State of Colorado.

Executed on March 2, 2020

Fran Gomez, Sheriff City and County of Denver, Colorado

By: Deputy Sheriff Sergeant line

State of Colorado

County of Denver

(Notarization no longer required in Colorado per Statute 38-35-106 C.R.S.)

FILED Document: Denver County

2020030514

COUNTY COURT, CITY AND COUNTY OF DENVER,
COLORADO

1437 Bannock Street

Denver, Colorado. 80202

Plaintiff: **ASBESTOS ABATEMENT, INC**, a Colorado Corporation

Vs.

Defendant: **PATRICIA SCHWARTZ**, an individual

Regarding: **4832 Hooker Street, Denver Colorado
80221**

Attorney for Plaintiff:

T.J. Carney, Esq., Atty. Reg. No.: 8101

T.J. Carney Law Office

21789 Cabrini Blvd.

Golden, Colorado 80401

Phone Number: (303) 526-9666

Fax Number: (720) 294-04809

E-mail: tjcarneylaw@carneylaw.net

WRIT OF EXECUTION

Case No. 19-C-56347

Courtroom 104

**TO THE SHERIFF OF THE CITY AND COUNTY OF
DENVER, COLORADO:**

YOU ARE HEREBY COMMANDED TO levy upon the property, lands and tenements of the abovenamed defendant, Patricia Schwartz, through her property referenced at 4832 Hooker Street, Denver, Colorado 80221, found in your district to enforce the payment of the judgment obtained against said defendant's property, and in favor of the above-named plaintiff, Asbestos Abatement, Inc., in the principal sum of \$6.681.00, with costs taxed of \$1.087.88, together with interest of \$3.377.18. and attorney's fees of \$1.860.00 for a total Judgment as of July 25, 2019 of \$13.186.06. plus additional interest post-judgment of 24% per annum from the date of the entry of said judgment on July 25, 2019, plus additional cost and additional attorney's fees.

The said judgment now remains unsatisfied on the records in this office, except for the payments made toward the debt in the total amount of \$600.00 paid by the Defendant.

That you make a return of this Writ of Execution, showing in what manner you have executed the same, and upon what property of the defendant, you have made levy and/or money received. Also you shall include your fees which shall be taxed as costs. That you file this Writ with the Clerk of this Court within 90 days.

WITNESS my hand and seal of the above-captioned court at Denver, Colorado, this ___day of , 20__.

County Court Clerk

First Publication: March 27, 2020

Second Publication: April 3, 2020

Last Publication: April 10, 2020

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, COLORADO
1437 Bannock Street, Denver, CO80202

Plaintiff: GATEWAY PARK TOWNHOMES

HOMEOWNERS' ASSOCIATION, INC., a Colorado non-profit corporation,

Defendants: JOSEPH L. ANDERSON, PLUM CREEK FUNDING, INC., DENVER COUNTY TREASURER, DENVER COUNTY PUBLIC TRUSTEE, and UNKNOWN TENANT(S) IN POSSESSION.

SUMMONS BY PUBLICATION

Case Number: 2020CV030175

THE PEOPLE OF THE STATE OF COLORADO

TO THE ABOVE NAMED DEFENDANT: *Joseph L. Anderson*

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 association assessment lien pursuant to C.R.S. 38-33.3-316, in and to real property situated in Denver County, Colorado, more particularly described on Exhibit A, attached hereto and by this reference made a part hereof.

Exhibit A

Lot 13, Block 1, Gateway Park IV, Denver Filing No. 4, City and County of Denver, State of Colorado.
Also known as: 15555 E. 40th Avenue, #13, Denver, CO 80239

Dated: January 30, 2020
THE DUPONT LAW FIRM, LLC
By: Stephane R. Dupont
PO Box 1073

Castle Rock, CO 80104

Phone Number: (720) 644-6115

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

First Publication: March 20, 2020

Last Publication: April 17, 2020

Published: Intermountain Jewish News

District Court of JEFFERSON County, Colorado
100 Jefferson County Parkway
Golden, CO80401

In re the Parental Responsibilities concerning:
Petitioner:GREGORY JOSEPH LANFORD
and

Respondent: JENNIFER TWYLAN GARCIA
SUMMONS FOR ALLOCATION OF PARENTAL
RESPONSIBILITIES

Case Number: 19DR1781

Division: O

**To the Respondent named above this Summons
serves as a notice to appear in this case.**

If you were served in the State of Colorado, **you must file** your Response with the clerk of this court within 21 days after this Summons is served on you to participate in this action.

If you were served outside of the State of Colorado or you were served by publication, you must file your Response with the clerk of this Court within 35 days after this Summons is served on you to participate in this action.

you may be required to pay a filing fee with your Response. The Response form (JDF 1420) can be found at www.courts.state.co.us by clicking on the "Self Help/Forms" tab.

The Petition request that the court enter a Order addressing issues involving the children such as, child support, allocation of parental responsibilities, (decision-making and parenting time), attorney fees, and costs to the extend the court has jurisdiction.

Notice: Colorado Revised Statutes §14-10-123, provides that upon the filing of a Petition for Allocation of Parental Responsibilities by the Petitioner and Co-Petitioner, or upon personal service of the Petition and Summons on the Respondent, or upon waiver and acceptance of service by the Respondent, an automatic temporary injunction shall be in effect against **both parties** until the Final Order is entered, or the Petition is dismissed, or until further Order of the Court. Either party may apply to the Court for further temporary orders, an expanded automatic temporary injunction, or modification or revocation under §14-10-125, C.R.S.

A request for genetic tests shall not prejudice the requesting party in matters concerning allocation of parental Responsibilities pursuant to §14-10-124(1.5), C.R.S. If genetic tests are not obtained prior to a legal establishment or paternity and submitted into evidence prior to the entry of the final order, the genetic tests may not be allowed into evidence at a later date.

Automatic Temporary Injunction — By Order of Colorado law, you and the other parties:

- 1. Are enjoined from molesting or disturbing the peace of the other party; and**
- 2. Are restrained from removing the minor child(ren) from the state without the consent of all parties or an Order of the Court modifying the injunction; and**
- 3. Are restrained, without at least 14 days advance notification and the written consent of all other parties or an Order of the Court, from cancelling, modifying, terminating, or allowing to lapse for nonpayment of premiums, any policy of health insurance of life insurance that provides coverage to the minor child(ren) as a beneficiary of a policy.**

If you fail to file a Response in this case, any or all of the matters above, or any related matters which come before this Court, may be decided without further notice to you.

Date: November 18, 2019

METRO VOLUNTEER LAWYERS

1905 Sherman St., Ste. 400

Denver, CO80203

First Publication: March 20, 2020

Last Publication: April 17, 2020

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2020PR30329

In the Matter of the Estate of

**HELEN R. SHIELDS, a/k/a HELEN SHIELDS,
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 July 27, 2020, or the claims may be forever barred.

MARY K. SHIELDS and REGIS SHIELDS
Co-Personal Representatives
c/o Mark D. Masters, Esq.
2696 S. Colorado Blvd., Ste 350
Denver, CO 80222

MARK D. MASTERS, Esq. Atty. Reg. No.: 12866
Attorney for the Co-Personal Representatives
2696 S. Colorado Blvd., Ste. 350
Denver, CO 80222
Phone Number: 303-436-9121
FAX Number: 303-757-4570
E-mail: mark@denverprobatelaw.com
First Publication: March 27, 2020
Second Publication: April 3, 2020
Last Publication: April 10, 2020
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 20PR0122
In the Matter of the Estate of
EMANUEL DWORKIN aka MANNY DWORKIN,
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 September 30, 2020, or the claims may be forever barred.

DAVID DWORKIN
Personal Representative
1582 S. Washington St.
Denver, CO 80210

First Publication: April 10, 2020
Second Publication: April 17, 2020
Last Publication: April 24, 2020
Published: Intermountain Jewish News

DISTRICT COURT, Denver COUNTY, STATE OF
COLORADO
CIVIL ACTION NO. 2019CV033234
DIVISION NO. 203

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

Plaintiff, The Fire Clay Lofts Condominium Association
v.

Defendants, ERIC PHILLIPS et al
Regarding: Building No. 3149, Condominiums Unit No.
211, Fire Clay Lofts Condominiums, according to the
Condominium Map of the Fire Clay Lofts Condominiums,
recorded February 14, 2005 at Reception No.
2005027419, and as defined by the Condominium
Declaration of the Fire Clay Lofts Condominiums
recorded September 14, 2001 as Reception No.

2001154462, and any and all amendments thereto, recorded in the Office of the Clerk and Recorder, City and County of Denver, Colorado, City and County of Denver, State of Colorado. Also known as: 3149 Blake St #211, Denver, CO 80205

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 21st day of May 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.

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 January 14, 2020, and C.R.S. 38-38-101 et seq., by Fire Clay Lofts Condominium Association, The, the current holder of a lien recorded on April 12, 2018 at Rec. No. 2018042927, 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 Condominium Declaration of Fire Clay Lofts Condominium recorded on September 14, 2001 at Reception No. 2001154462 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 The Fire Clay Lofts Condominium Association, **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS.**

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

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 27th, day of, February, 2020.

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

First Publication: March 27, 2020

Last Publication: April 24th, 2020

Published: Intermountain Jewish News

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

**Case No. 2020PR030170
In the Matter of the Estate of
MORTON M. PEPPER a/k/a MORT PEPPER,
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, Colorado, on or before August 10, 2020, or the claims may be forever barred.

RONALD M. RUBIN

Personal Representative

c/o Rubin & Zimmerman, PC

650 Ulster Way

Denver, CO80230

RONALD M. RUBIN, Atty. Reg. #: 6722

Attorney for the Personal Representative

Rubin & Zimmerman, PC

650 Ulster Way

Denver, CO 80230

Phone Number: 303-306-6191

E-mail: ron.rubin@rzpc.com

First Publication: April 10, 2020

Second Publication: April 17, 2020

Last Publication: April 24, 2020

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:

YEAR/MAKE/MODEL	VIN #
2001 Freightliner Fld -White	H91672
1999 Ford Expedition-Blue	A88729
2000 Dodge Durango -Brown	215191

Date of Publication: April 10, 2020

Published: Intermountain Jewish News

**COMBINED NOTICE OF SALE
PER C.R.S. § 38-38-103
(Sheriff Foreclosure)**

Denver County Sheriff Sale No. 19009137

This Combined Notice Concerns a Foreclosure

Described as Follows:

Original Debtors on the Lien Being Foreclosed:

Charles J. Backwood AKA Charles J. Blackwood

Original Lien Claimant on the Lien Being Foreclosed:

Welcome to Realty, LLC 401k Profit Sharing Plan

Current Holder (“Holder”) of the Evidence of Debt (“Debt”) Secured by the Lien Being Foreclosed:

Welcome to Realty, LLC 401k Profit Sharing Plan

Date of Court Order Authorizing the Foreclosure:

August 2, 2019

Original Principal Balance of Secured Indebtedness:

\$651.50

Outstanding Principal Balance of Secured

Indebtedness: \$1,381.22 as of May 16, 2019. This sum

does not include additional interest or other amounts allowed by law.

YOU ARE NOTIFIED AS FOLLOWS:

A proceeding was commenced by the above-referenced Holder to levy and execute on a Judgment entered in the County Court, County of Denver, State of Colorado, Case No. 2013C68330.

The above-referenced Court ordered a foreclosure on certain property secured by the Judgment. The undersigned Sheriff has been commanded to sell the following real property which is the subject of this Combined Notice:

South 5/6 of Lot 6 and North 2/3 of Lot 7, Block 14, McCulloughs Addition to Denver, except the rear 8 feet thereof, City and County of Denver, State of Colorado, Commonly known as 2436 Gaylord Street, Denver, Colorado 80205 (the “**Property**”)

The violation of the covenant of the evidence of debt upon which the foreclosure is based is as follows: Failure to satisfy the Judgment.

You may have an interest in the 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 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. **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 section 38-38-302 shall be filed with the officer no later than eight (8) business days after the 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. . In this regard, you may desire and are advised to consult with your own private attorney.

If you believe that the lender or servicer of this mortgage has violated the requirements for a single point of contact in section 38-38-103.1, Colorado Revised Statutes, or the prohibition on dual tracking in section 38-38-103.2, Colorado Revised Statutes, you may file a complaint with the Colorado attorney general, the federal Consumer Financial Protection Bureau, or both, at <http://coag.gov/file-complaint> or <http://www.consumerfinance.gov/complaint/> respectively. The filing of a complaint will not stop the foreclosure process. The Colorado Attorney General can be contacted at 720-508-6000 and the Consumer Financial Protection Bureau can be contacted at 855-411-2372.

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.

THEREFORE, AT 10:00 a.m., on the 7th, day of May, 2020, at the front steps of the City and County Building, located at 1437 Bannock Street, Denver, CO 80202, phone number (720) 865-9556, the undersigned Sheriff will sell the Property at public auction to the highest bidder submitting funds to as specified by C.R.S. §38-38-106 to pay the Secured Indebtedness and certain other sums, all as provided by applicable law and the Court Order, and will deliver to the purchaser a Certificate of Purchase as provided by law.

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

The name, address, business telephone number, and Colorado bar registration number of the attorney for the Holder are as follows:

Christopher J. Conant, Esq.
Hatch Ray Olsen Conant LLC
730 17th Street, Suite 200, Denver, CO 80202
Telephone: (303) 298-1800
Attorney Reg. No. 40269

DATED this 12th, day of February, 2020.
Fran Gomez, Sheriff

City and County of Denver, Colorado
By: Deputy Sheriff Sergeant Line
First Publication: March 13th, 2020
Last Publication: April 10, 2020
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: **04/10/2020**:

STOCK	YEAR	MAKE/MODEL
VIN		
1601002002	Audi Allroad	045812
1595482011	BMW 535XI	337322
1596672000	Buick LeSabre	154201
1595281991	Buick Regal	865517
1601802010	Cadillac CTS	141747
1596381997	Cadillac SeVille	829143
1600932010	Chevrolet GT3500	109538
1599052006	Chevrolet Malibu	278404
1597552011	Chevrolet Cruze	275081
1596851979	Chevrolet G20	139836
1596491995	Chevrolet C1500	204068
1594342001	Chevrolet Malibu	133154
1597682003	Chrysler Town & Country	155322
1596791999	Chrysler 300	255001
1596592008	Chrysler Town & Country	734804
1600042000	Dodge Caravan	695411

1599452009	Dodge Grand Caravan	519909
1597562001	Dodge Dakota	101492
1598622001	Ford Explorer	C33004
1598502007	Ford Econoline	B39720
1596392013	Ford C-MAX	532224
1596161989	Ford Ranger	A23719
1595491997	Ford F250	C08468
1595311999	Ford Taurus	211067
1595342006	Ford Focus	137569
1597382005	GMC Sierra	204722
1600762000	Homemade Trailer	XXXXXX
1601791992	Honda Prelude	000866
1601092001	Honda Civic	014159
1600741989	Honda Civic	001827
1600361999	Honda CR-V	032954
1597732003	Honda Civic	582148
1597572002	Honda Civic	521040
1597471998	Honda Civic	054756
1596681997	Honda CR-V	005213
1596582005	Honda Accord	033035
1596292010	Honda Civic	586286
1596142002	Honda Accord	035033
1595971994	Honda Accord	069306
1599952003	Jeep Grand Cherokee	505016
1596622004	Jeep Wrangler	797514
1595471997	Jeep Grand Cherokee	708203
1594332017	Kirks Trailer	000157
1599032003	Lincoln Town Car	614748
1595632000	Lincoln Navigator	J18168
1599092001	Mercedes-Benz C320	078727

1594242000	Mercedes-Benz S500	109205
1594782005	Mitsubishi Galant	055904
1600751993	Nissan 240SX	204290
1595572006	Nissan Sentra	579212
1598602001	Pontiac Grand Am	135665
1597542004	Pontiac Montana	153195
1595532003	Pontiac Grand Am	696493
1595172006	Pontiac G6	216080
1601032000	Subaru Forester	700516
1600802002	Subaru Impreza	508861
1596472002	Subaru Forester	727039
1598972004	Suzuki SV650	103486
1601012003	Toyota Corolla	041090
1598862004	Toyota Corolla	211524
1598492000	Toyota Tundra	117678
1596372006	Toyota Corolla	060704
1595201999	Toyota Camry	179778
1600952006	Volkswagen Jetta	692298
1600082002	Volkswagen Jetta	167921
1599202011	Volkswagen Jetta	322058
1597782001	Volvo VNL	324182
1578431999	Honda Prelude	006776

Date of Publication: April 10, 2020

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: **04/10/2020:

STOCK VIN	YEAR	MAKE/MODEL
1596432001		Acura MDX 521654
1602892003		Audi A6 032316
1599661999		Chevrolet Astro Van 101068
1599562001		Chevrolet Blazer 239535
1598931998		Chevrolet Cavalier 829936
1595581998		Chevrolet Cavalier 246351
1597402010		Chevrolet Cobalt 164998
1597502011		Chevrolet Cruze 236667
1596662016		Chevrolet Impala 149089
1601052008		Chevrolet Silverado K1500
107937		
1601902004		Chevrolet Trailblazer 217816
1597742000		Chrysler Town & Country 580529
1598961997		Dodge Grand Caravan 321447
1596642001		Dodge Grand Caravan 423509
1602041999		Dodge Ram 1500 Pk Up 508459
1597691994		Dodge Ram 2500 538251
1596731993		Ford F150 A36689
1597661999		Ford Interceptor 181148
1599841997		Ford Ranger A35872
1597652003		Ford Windstar A90176
1595371996		Honda Civic 104945
1597452010		Honda Insight 028721
1601861993		Mazda B2200 393653
1599762002		Nissan Pathfinder 652408
1602162008		Nissan Pathfinder 633188

1600942001	Nissan Xterra	532279
1595442007	Nissan Quest	139335
1603112004	Pontiac Grand Prix	253791
1602171999	Saturn SL	239230
1597391997	Toyota 4 Runner	025317
1599602003	Volkswagen Jetta	166734
1594272007	Volkswagen Passat	142170
1596702002	Polaris Trailer	022263

Date of Publication: April 10, 2020

Published: Intermountain Jewish News

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN #
2006 Chevrolet Trailblazer -	155496
2007 Jeep Compass -	193037
2002 Subaru Forester -	747350
2004 Honda Civic -	001702
2001 Nissan Xterra -	514383
2008 Mercury Sable -	618592
2012 Hyundai Sonata -	463423
2015 Subaru Outback -	283673

Date of Publication: April 10, 2020

Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at **Private Parking Enforcement,**

LLC, 2401 E. 40th Ave, Denver, CO 80205, Phone; 720-233-4410. **Sale Date: **April 11, 2020:**

YEAR/MAKE/MODEL	VIN
2009 Ford Focus	175253
2007 Ford Focus	306020
2001 Acura MDX	508043
2006 Buick Rendezvous	590026
2009 Saturn Outlook	214343
2008 Nissan Sentra	693979
2001 Buick Regal	208731
1990 Honda Accord	053884
2006 Nissan Altima	144944
2008 Buick G6	187248

Date of Publication: April 10, 2020

Published: Intermountain Jewish News