

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

Case No. 2020PR30292

**In the Matter of the Estate of
NEIL WAYNE KARK, a/k/a NEIL W. KARK, a/k/a NEIL
KARK, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court for Boulder County, Colorado, on or before November 3, 2020, or the claims may be forever barred.

LENNY ALAN KARK
Personal Representative
c/o DON D. JACOBSON, Esq.
LEVIN JACOBSON JAPHA, PC
950 South Cherry Street, Suite 912
Denver, Colorado 80246

DON D. JACOBSON, Esq. #7146
Attorney for the Personal Representative
Levin Jacobson Japha, PC
950 South Cherry Street, Suite 912
Denver, Colorado 80246
303-504-4242
djacobson@ljjlaw.com
First Publication: July 3, 2020
Second Publication: July 10, 2020
Last Publication: July 17, 2020
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF
COLORADO

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

CIVIL ACTION NO. 2019CV033874, Division/Courtroom
275

FOUR MILE VILLAGE RECREATIONAL ASSOCIATION,
INC. and Four Mile Village Condominium Association,
Inc.,
Plaintiff,

v.

STEVEN M. MASCARO, MIDFIRST BANK, MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC. and
PAUL D. LOPEZ AS PUBLIC TRUSTEE FOR THE CITY
AND COUNTY OF DENVER,
Defendants.

Regarding: Unit 204, Building 4, Four Mile Village
Condominiums, according to the Condominium Map
recorded April 27, 1982 in Book 21 at Page 55 and
according to the Condominium Declarations for Four Mile
Village Condominiums
recorded April 27, 1982 in Book 2873 at Page 464, City
and County of Denver, State of Colorado. Also known as:
540 S. Forest Street, Unit 4-204, Denver, CO 80246-
8147

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 27TH, day of August 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 \$18,107.50.

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 April 15, 2020 and C.R.S. 38-38-101 *et seq.* by FOUR MILE VILLAGE RECREATIONAL ASSOCIATION, INC. and Four Mile Village Condominium Association, Inc., the holders and current owners of liens recorded on June 14, 2011 at 2011064003 and January 14, 2015 at 2015004566 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 for Four Mile Village Recreational

Association, Inc. recorded on April 27, 1982 at 1982065023 and on a default under the Amended and Restated Declaration of Condominium of Four Mile Village Condominiums recorded on February 17, 2015 at 2015018679 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The Declarations establish liens for the benefit of Four Mile Village Recreational Association, Inc. and Four Mile Village Condominium Association, Inc. against real property legally described as follows:

Unit 204, Building 4, Four Mile Village Condominiums, according to the Condominium Map recorded April 27, 1982 in Book 21 at Page 55 and according to the Condominium Declarations for Four Mile Village Condominiums recorded April 27, 1982 in Book 2873 at Page 464, City and County of Denver, State of Colorado; And also known as: 540 S. Forest Street, Unit 4-204, Denver, CO 80246-8147.

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.

DATED: June 4th, 2020

Fran Gomez, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant R. Line

First Publication: July 3, 2020

Last Publication: July 31, 2020

Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 20PR030609
In the Matter of the Estate of
CHRISTELLA I. VIGIL aka CHRISTELLA ISABEL VIGIL
aka CHRISTELLA VIGIL aka CRISTELLA I. VIGIL,
Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before October 26, 2020, or the claims may be forever barred.

NICK AVILA

Personal Representative

Attorney at Law

3031 West 38th Avenue

Denver, CO80211

NICK AVILA, Esq. Atty. Reg. #: 33848

Attorney for the Personal Representative

3031 West 38th Avenue

Denver, CO80211

Phone Number:303-458-1981

Fax Number: 303-458-1579

Email: nickavila1@msn.com

First Publication: June 26, 2020

Second Publication: July 3, 2020

Last Publication: July 10, 2020

Published: Intermountain Jewish News

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

Case No. 2020PR30668

In the Matter of the Estate of

**ALICE MARIE CALAWAY, a/k/a ALICE MARIE
SOMMERS CALAWAY, a/k/a MARIE SOMMERS
CALAWAY, a/k/a MARIE S. CALAWAY, a/k/a MARIE
CALAWAY, 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 October 26, 2020, or the claims may be forever barred.

KRISTINE CALAWAY
Personal Representative
865 Ironton Street
Aurora, CO80010

BETTE HELLER, Esq. Atty. Reg. #: 10521
Attorney for the Personal Representative
19671 E. Euclid Dr.
Centennial, CO80016
Phone Number: 303-690-7092
FAX Number: 303-690-0757
E-mail: bhelleresq@comcast.net
First Publication: June 26, 2020
Second Publication: July 3, 2020
Last Publication: July 10, 2020
Published: Intermountain Jewish News

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

Case No. 20C00389

Division Civ, Courtroom 175

Public Notice is given on 6/19/2020 that a Petition for a Change of Name of an Adult has been filed with the **Denver County** Court.

The Petition requests that the name of AMALYA PEACE KIEFFER be changed to AMALYA PEACE BENEZRA.
Clerk of the Court

First Publication: June 26, 2020
Second Publication: July 3, 2020
Last Publication: July 10, 2020
Published: Intermountain Jewish News

**COLORADO DIVISION OF INSURANCE
SYNOPSIS OF ANNUAL STATEMENT FOR
PUBLICATION**

**Required pursuant to §10-3-109(1), C.R.S.
FOR YEAR 2019**

As Rendered to the Commissioner of Insurance

SENTRUITY CASUALTY COMPANY

NAIC Number 12870

1345 Enclave Parkway
Houston Texas 77077

Assets \$265,174,402
Liabilities \$210,558,502
Capital and Surplus/Policyholder Surplus
\$54,615,900

DIVISION OF INSURANCE

CERTIFICATE OF AUTHORITY
TO WHOM IT MAY CONCERN:
THIS IS TO CERTIFY that the
SENTRUITY CASUALTY COMPANY

organized under the laws of Texas, subject to its Articles of Incorporation or other fundamental organizational documents and in consideration of its compliance with the laws of Colorado, is hereby licensed to transact business as a Property and Casualty insurance company, as provided by the Insurance Laws of Colorado, as amended, so long as the insurer continues to conform to the authority granted by its Certificate and its corporate articles, or its Certificate is otherwise revoked, canceled or suspended.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of my office to be affixed at the City and County of Denver this first day of March, 2019.

MICHAEL CONWAY
Commissioner of Insurance

First Publication: June 26, 2020
Last Publication: July 17, 2020
Published: Intermountain Jewish News

DISTRICT COURT, JEFFERSON COUNTY,
STATE OF COLORADO
100 Jefferson County Parkway
Golden, CO 80401

THE PEOPLE OF THE STATE OF COLORADO
In the Interest of: Morgan Elizabeth Young, Child

7/14/2003 Date of Birth
UPON THE PETITION OF: Lester M. Bradshaw, Jr.,
Petitioner,
AND CONCERNING: UNKNOWN FATHER (identify
unknown), Respondent.

Case Number: **20 JA 80**
Division P, Courtroom 2B

NOTICE OF ADOPTION PROCEEDING
AND SUMMONS BY PUBLICATION TO RESPOND
To the above named Respondent(s):

You are hereby notified that a Petition for Adoption has been filed and if you wish to respond to the Petition, you must file your Response with the clerk of this Court within 35 days after this Notice is served on you. Service of this Summons shall be complete on the day of the last publication. A copy of the Petition(s) may be obtained from the Clerk of the Court.

Your response must be accompanied by the applicable filing fee of \$192.00.

Your failure to file a Response, or to appear, within 35 days after service, and, in the case of an alleged father, your failure to file a claim of paternity under Article 4 of Title 19, C.R.S., within 35 days after service, if a claim has not previously been filed, may likely result in termination of your parental or your alleged parental rights to the minor child without further notice.

This is an action for a stepparent adoption pursuant to C.R.C.P. 19-5-105.

Date: June 9, 2020
Attorney for Petitioner:

ROBINSON & HENRY, P.C.
Marlana A. Caruso, # 41175
1805 Shea Center Drive, Suite 180
Highlands Ranch, CO 80129
Phone: 720-531-9121
Email: marlana@robinsonandhenry.com
First Publication: June 19, 2020
Last Publication: July 17, 2020
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2020PR30699
In the Matter of the Estate of
SYLVIA LAMAR BRYANT, aka SYLVIA L. BRYANT,
Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before November 3, 2020, or the claims may be forever barred.

YVONNE G. JOHNSON
Personal Representative
13611 E. Alaska Place
Aurora, CO 80012

MICHELLE ADAMS, Atty. Reg. #: 29163
Attorney for the Personal Representative
Law Office of Michelle Adams
2373 Central Park Blvd. Suite 100

Denver, CO80238
Phone Number: (720) 432-9685
E-mail: madams@coloradofamilylegacy.com
First Publication: July 3, 2020
Second Publication: July 10, 2020
Last Publication: July 17, 2020
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF
COLORADO

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

CIVIL ACTION NO. 2019CV034603

Mountain Shadows Condominiums Association, Inc., a
Colorado nonprofit corporation,
Plaintiff,
v.

Jeffrey G. Rojas; Guaranteed Rate, Inc.; Paul D. Lopez,
as City and County of Denver Public Trustee Defendants
Condominium Unit 1203, Mountain Shadows
Condominiums in accordance with the Declaration
recorded November 16, 1978, in Book 1792 at Page 1,
and Condominium Map recorded November 16, 1978 in
Condominium Map Book C8 at Page 95 of the City and
County of Denver Records, and Amendments thereto
recorded December 13, 1978 in Book 9 at Page 16, and
recorded March 29, 1979 in Book 11 at Page 23, together
with the exclusive right to use the following limited
common elements: Parking Space B-48, Storage Space

121, City and County of Denver, State of Colorado. Also known as: 2 Adams Street, #1203, Denver, CO 80206.

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 am, on the 27th, day of August, 2020 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, 201 West Colfax Avenue, 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.

Judgment is in the amount of \$3,816.85.

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 March 31, 2020, and C.R.S. 38-38-101 et seq. by Mountain Shadows Condominiums Association, Inc., a Colorado nonprofit corporation, the holder and current owner of a lien recorded on October 30, 2018 at Reception No. 2018140180 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 Condominium Declaration for Mountain Shadows Condominiums, recorded on November 16, 1978 at Reception No. 1978044907 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 Mountain Shadows Condominiums Association, Inc. **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS,** legally described as follows, to wit:

Condominium Unit 1203, Mountain Shadows Condominiums in accordance with the Declaration recorded November 16, 1978, in Book 1792 at Page 1, and Condominium Map recorded November 16, 1978 in Condominium Map Book C8 at Page 95 of the City and County of Denver Records, and Amendments thereto recorded December 13, 1978 in Book 9 at Page 16, and recorded March 29, 1979 in Book 11 at Page 23, together with the exclusive right to use the following limited common elements: Parking Space B-48, Storage Space

121, City and County of Denver, State of Colorado. Also known as: 2 Adams Street, #1203, Denver, CO 80206.

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. 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, located at 201 West Colfax Avenue, Denver, CO, 80202, County of Denver, State of Colorado.

You are advised that, the parties liable thereon Jeffrey G. Rojas; Guaranteed Rate, Inc.; Paul D. Lopez, as City and County of Denver 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 August 27th, 2020 on the front steps of the Denver City and County Building located at 1437 Bannock Street, Denver, CO, 80202.

DATED: June 4th, 2020

Fran Gomez, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant R. Line

First Publication: July 3rd, 2020

Last Publication: July 31st, 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 #

2005 Znen Motorcycle - 000097

2014 GMC Terrain - 155749

Date of Publication: July 10, 2020

Published: Intermountain Jewish News

County Court, Denver County, Colorado
1437 Bannock Street, Room 135
Denver, Colorado 80202
720-865-7840

REQUEST TO PUBLISH TO NON-CUSTODIAL PARENT
OF CHANGE OF MINOR'S NAME AND PUBLICATION
ORDER

Case Number 20C00288

Div. Civil, Courtroom 186

In the Matter of the Petition of: ANDRES RODELA (for)
SOFFI CASILLAS RODELA.

1. The last known address of the non-custodial parent was: Martha Casillas, 7540 Broadway, Denver, CO80021.
2. The non-custodial parent no longer lives at that address.
3. Reasonable effort was made to contact the non-custodial parent by certified mail at the last known address as follows: I tried to give her paperwork and would no sign it so mailed it to her and it came back.
4. The certified letter has been returned marked, Return to Sender, Not Deliverable as Addressed. Unable to Forward.

It is requested that the Court permit notice by publication on the non-custodial parent.

Dated: 6-11-2020

ANDRES RODELA

Party Without Attorney

4404 Sherman St.

Denver, CO80216

Phone: 720-447-0250

E-mail: pipa97@yahoo.com

First Publication: June 26, 2020

Last Publication: July 24, 2020

Published: Intermountain Jewish News

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

Case No. 2020PR30316

In the Matter of the Estate of

**LUDMILLA CAROLYN DETTMAR, also known as
LUDMILLA MARIA DETTMAR, LUDMILLA DETTMAR,
LUDMILLA M. DETTMAR and LUDMILLA MARIE
CAROLYN DETTMAR, 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 Boulder, County, Colorado, on or before November 20, 2020, or the claims may be forever barred.

CEDRIC V. DETTMAR

Personal Representative

1853 Clarence Drive

Hellertown, PA 18055

T. MICHAEL CARRINGTON, Esq. Atty. Reg. #:1900

Attorney for the Personal Representative

Law Offices of T. Michael Carrington, P.C.

6855 So. Havana St., #600

Centennial, CO 80112

Phone Number:303-804-5355

FAX Number: 303-813-1122

E-mail: mike@carringtonlaw.net
First Publication: July 10, 2020
Second Publication: July 17, 2020
Last Publication: July 24, 2020
Published: Intermountain Jewish News

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

**Denver Probate Court
Case No. 20PR30804**

In the Matter of the Estate of

**PATRICIA ANN POYNTER LOEFFLER aka PATRICIA
A. LOEFFLER, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before November 10, 2020, or the claims may be forever barred.

WILLIAM P. LOEFFLER
Personal Representative
c/o Scott J. Atwell, Esq.
5673 S. Fulton Way

Greenwood Village, CO80111

SCOTT J. ATWELL, Esq. Atty. Reg. #2714

Attorney for the Personal Representative

5673 S. Fulton Way

Greenwood Village, Colorado 80111

720-299-0985

scott@scottatwell.com

First Publication: July 10, 2020

Second Publication: July 17, 2020
Last Publication: July 24, 2020
Published: Intermountain Jewish News

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

**Denver Probate Court
Case No. 2020PR30816**

In the Matter of the Estate of

**CHARLOTTE ANN NOWAK also known as
CHARLOTTE A. NOWAK, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before November 10, 2020, or the claims may be forever barred.

STEPHANIE HESS
Personal Representative
c/o Quick Law, LLC
Mailing Address:
2254 Bison Drive
Colorado Springs, CO80911

MASAYO QUICK, Esq. Atty. Reg. #: 37021

Attorney for the Personal Representative

Phone Number: 720-515-2259

E-mail: mquicklaw@rocketmail.com

First Publication: July 10, 2020

Second Publication: July 17, 2020

Last Publication: July 24, 2020

Published: Intermountain Jewish News

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

**Denver Probate Court
Case No. 2020PR30610
In the Matter of the Estate of
FRANK VARISCO, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before November 13, 2020, or the claims may be forever barred.

LELAH PETERS
Personal Representative
1574 S. Tucson Street
Aurora, CO 80012

JAMES A. HENDERSON, Esq. Atty. Reg. #: 20129
Attorney for the Personal Representative
1525 Josephine Street
Denver, CO 80206
Phone Number: 303-830-0038
E-mail: James.A.Henderson@outlook.com
First Publication: July 10, 2020
Second Publication: July 17, 2020
Last Publication: July 24, 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: 07/10/2020:

STOCK VIN	YEAR	MAKE/MODEL
1678512001	Audi TT Quattro	048604
1679221997	BMW 328 IC	T95621
1680322006 000035	Changzhou	Nanxiashu Trailer
1682532013	Chevrolet Sonic	157043
1680292002	Dodge Intrepid	147027
1679272004	Dodge Neon	607920
1679452003	Ford Expedition	C25997
1681761994	GMC Sierra K1500	566384
1683872003	Hyundai Sonata	795054
1680522003	Hyundai Tiburon	070828
1683902003	Mitsubishi Lancer	093743
1680312005	Nissan Altima	492237
1683052000	Subaru Outback	662510

Date of Publication: July 10, 2020

Published: Intermountain Jewish News

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.

**SHERIFF'S INITIAL COMBINED NOTICE OF SALE
AND RIGHT TO CURE AND REDEEM**

Case Number: 2019CV033587

Under a Judgment and Decree of Foreclosure entered on
March 31, 2020 in the above- captioned action, I am
ordered to sell certain real property as follows:

Original Lienee David Tanabe

Original Lienor Officers' Row Condominium Association,
Inc.

Current Holder of the evidence of debt Officers' Row
Condominium Association, Inc.

Date of Lien being foreclosed May 23, 2017

Date of Recording of Lien being foreclosed June 5, 2017
County of Recording Denver

Recording Information 2017073036

Original Principal Balance of the secured indebtedness
\$9,321.68

Outstanding Principal Balance of the secured
indebtedness as of the date hereof \$25,361.68

Amount of Judgment entered \$22,300.34

Description of property to be foreclosed:

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.

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 September 3rd, 2020, on the front
steps of the Denver City and County Building, located at
1437 Bannock St., Denver, CO 80202 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 cash or certified funds to cover the
highest bid by noon on the day of the sale. Certified
funds are payable to the **Denver District Court
Registry.**

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.

A NOTICE OF INTENT TO CURE PURSUANT TO §38-38-104, C.R.S., 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.

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.

A NOTICE OF INTENT TO REDEEM FILED PURSUANT TO §38-38-302, C.R.S., SHALL BE FILED WITH THE OFFICER NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE.

IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN C.R.S. 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN C.R.S. 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY

GENERAL AT THE COLORADO DEPARTMENT OF LAW, RALPH L. CARR JUDICIAL BUILDING, 1300 BROADWAY, 10TH FLOOR, DENVER, CO 80203, 720-508-6000; THE CFPB, [HTTP://WWW.CONSUMERFINANCE.GOV/COMPLAINT/](http://www.consumerfinance.gov/complaint/); CFPB, PO BOX 2900, CLINTON IA 52733-2900 (855) 411-2372 OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

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

Attorneys for Plaintiff:

WINZENBURG, LEFF, PURVIS & PAYNE, LLP

Gina C. Botti #42005

Wendy E. Weigler #28419

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

Phone Number: (303) 863-1870

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

Date: June 12th, 2020.

By: Deputy Sheriff Sergeant T. Havens

Fran Gomez

Denver County Sheriff

Denver County, Colorado

Statutes attached: §§38-37-108, 38-38-103, 38-38-104, 38-38-301, 38-38-304, 38-38-305, and 38-38-306, C.R.S., as amended.

First Publication: 07/10/ 2020
Last Publication: 08/07/2020
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: **07/10/2020**:

STOCK	YEAR	MAKE/MODEL
VIN		
1678522000	Acura Integra	014647
1681252003	BMW 330XIN31361	
1679242012	BMW 128I	L91216
1678482002	Buick LeSabre	198203
1683312001	Chevrolet Monte Carlo	150594
1681741999	Chevrolet Malibu	100907
1680962005	Chevrolet Cobalt	563885
1680612007	Chevrolet Cobalt	329258
1683801992	Dodge Grand Caravan	310914
1680222005	Dodge Neon	117461
1683832017	Doolittle Trailer	028280
1684622001	Ford Windstar	A42296
1683812004	Ford Explorer	B17601
1682782005	Ford Taurus	307181
1682462006	Ford Explorer	B26051
1678982002	Ford Focus	185484
1682342020	Homemade Trailer	XXXXXX
1683501992	Honda Accord	137660

1678352005	Honda Civic	005812
1679412006	Hyundai Sonata	056697
1678462008	Hyundai Elantra	352584
1682701956	International Harv S-120	S34029
1679341997	Isuzu Rodeo	351454
1683612008	Kia Sedona	241176
1679392003	Lincoln Navigator	J20541
1678551993	Mazda Miata	406040
1679252000	Mercedes-Benz CLK430	038842
1683681998	Nissan Pathfinder	276425
1679462004	Nissan Altima	130949
1682512004	Pontiac Grand Prix	263233
1683691995	Saturn SC1	196075
1679231995	Subaru Legacy	325910
1683762010	Toyota Prius	089829
1680281999	Toyota Corolla	298756
1680242001	Toyota Camry	050968
1679431999	Toyota Sienna	108618
1679321996	Toyota Corolla	467730
1683851998	Volkswagen Jetta	206482
1674841982	Chevrolet Camaro	124019
1631881990	Dodge Honey	000982

Date of Publication: July 10, 2020
Published: Intermountain Jewish News