

**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. 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 Recorders 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

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

**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. 20PR0090

In the Matter of the Estate of
JOHN A. THOMAS, 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 December 1, 2020, or the claims may be forever barred.

KEVIN T. THOMAS

Personal Representative

17500 Farmington Rd.

Livonia, MI 48152

Phone Number:(734) 425-2933

FAXNumber: (248) 828-3733
E-mail: KMIN1324@hotmail.com
First Publication: July 17, 2020
Second Publication: July 24, 2020
Last Publication: July 31, 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 TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court
Case No. 2020PR30859**

In the Matter of the Estate of

**DANIEL LEE MARQUEZ a/k/a DANNY LEE MARQUEZ,
Deceased.**

All persons having claims against the above-named
estate are required to present them to the Personal

Representative or to the DENVER COUNTY PROBATE
COURT, 1437 Bannock Street, Denver, CO 80202, on or
before four (4) months from the date of the first
publication, or the claims may be forever barred.

WAYNE E. VADEN, Esq. (#21026)

Attorney for the Personal Representative

CITY PARK LAW GROUP, LLC

3401 Quebec Street, Suite 9350

Denver, CO 80207

(303) 377-2933 Voice

(303) 377-2834 Facsimile

w.vaden@cityparklaw.com E-mail

First Publication: July 17, 2020

Second Publication: July 24, 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. 2020PR30778**

In the Matter of the Estate of

**BETTY FERN HARTY AKA BETTY F. HARTY,
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
17, 2020, or the claims may be forever barred.

GARY M. HARTY

Personal Representative
6014 W. Colorado Lane
Lakewood, CO80232
ALEXA LANGWEIL, Esq., #526303
Attorney for the Personal Representative
Schafer Thomas Maez PC
4 Garden Center Ste 200
Broomfield, CO 80020
Phone Number:303-469-7367
FAX Number: 303-466-3235
Email: alangweil@stmlawfirm.com
First Publication: July 17, 2020
Second Publication: July 24, 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. 2020PR30331
In the Matter of the Estate of
CORNELIO LOSINO, JR, 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 Weld, County, Colorado, on or before November 17, 2020, or the claims may be forever barred.

ANTHONY LOSINO
Personal Representative
208 Holbrook Street

Erie, CO80516
CHRISTOPHER TURNER, Esq., #43245
Attorney for the Personal Representative
Gantenbein Law Firm, LLC
POBox 777
Wheat Ridge, CO80034
Phone: 720-593-8295
Fax: 303-872-6649
E-mail: christopher@gantenbeinlaw.com
First Publication: July 17, 2020
Second Publication: July 24, 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. 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

Second Publication: July 24, 2020
Last Publication: July 31, 2020
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Case No. 2020PR030284
Division C**

**In the Matter of the Estate of
ALLISON LOUISE PRESCOTT, also known as
ALLISON L. PRESCOTT, and ALLISON PRESCOTT,
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 Douglas, County, Colorado, on or before November 17, 2020, or the claims may be forever barred.

JEFFREY W. RUBACH
Personal Representative
5132 North Plum Avenue
Sedalia, CO80135

FRANCIS J. EVANS, Esq. Atty. Reg. #: 8965
Attorney for the Personal Representative
5950 S. Willow Drive, Suite 201
Greenwood Village, CO80111
Phone Number:303.773.1144
FAX Number:303.773.2255
Email: frank@frankevanslaw.com
First Publication: July 17, 2020

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
2009 Lexus IS250	028106
1978 Layton 75-2250	80447M
1990 Chevrolet Camaro	112727
1968 Chevrolet Impala	274815
2010 Interstate ILRDCC20TA2	034019
1998 Honda Civic	112558
2003 Dodge Caravan	339575
2003 Dodge Caravan	337802
2003 Dodge Caravan	336130
2003 Dodge Caravan	337134
2006 Dodge Caravan	516183
2006 Dodge Caravan	511789
2006 Dodge Caravan	511868
2006 Dodge Caravan	515785
2003 Dodge Caravan	338919
2003 Dodge Caravan	335391
2006 Dodge Caravan	514180
1997 Harley Davidson FLSTF	016918
2014 Nissan Rogue	706711

1987 Southwind P30 323583
2005 Mitsubishi Lancer 016995
Date of Publication: July 17, 2020
Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **TOWING DONE RIGHT, LLC**, PUC: T-04884, Address: 5056 E. 48th Avenue, Denver, CO 80216, Phone: 800-TOW-4805.

Year/Make/Model Vin #

1981 Toyota Pickup- 017498
1999 Chevrolet Cavalier- 231880
2015 Toyota Rav4- 169041
Date of Publication: July 17, 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: **07/17/2020:

STOCK	YEAR	MAKE/MODEL
VIN		
1689732001	Acura 3.2 GL	010639
1688721995	Ford Explorer	A27379
1686841996	Ford Explorer	B82774
1691631982	Ford LTD Crown Victoria	220287
1691161998	Ford Taurus	144387

1690752004	GMC Envoy XL	121017
1685971991	GMC Sierra 1500	513374
1686392008	Homemade Trailer	7634AA
1687032002	Hyundai Accent	325491
1690541997	Mazda Protégé	157941
1691482005	Mercedes Benz C230 Kompressor	
659110		
1686282004	Nissan Maxima	864938
1690112002	Pontiac Grand Prix	257258
1688662006	Pontiac G6	132436
1687822008	Subaru Outback	308737
Date of Publication: July 17, 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: **07/17/2020**:

STOCK	YEAR	MAKE/MODEL
VIN		
1690652000	Boat Trailer	XXXXXX
1689851995	Buick Century	481465
1685162005	Buick LeSabre	119020
1690722005	Chevrolet Malibu	332715
1689822009	Chevrolet Aveo	337912
1687451997	Chevrolet GMT-400	238336
1687092001	Chevrolet Lumina	246931
1686422004	Chevrolet Trailblazer	174746

1689322001	Dodge Dakota	121808
1687102002	Dodge Ram100406	
1687061997	Dodge Grand Caravan	350983
1690711988	Ford Ranger	A51689
1690531989	Ford E350	B16367
1689962003	Ford Mustang	315067
1687042000	Ford Expedition	B21645
1686142004	Ford F150	A27703
1684782009	Ford Fusion	168257
1686952003	Ford Taurus	256582
1690661980	Homemade Trailer	XXXXXX
1690461990	Homemade Trailer	XXXXXX
1690622013	Homesteader 610	019734
1687121995	Honda Accord	058920
1685711998	Honda Accord	014520
1687982018	Hyundai Elantra	562873
1689782000	Isuzu Rodeo	308548
1685961995	Jaguar XJR	741791
1690641984	Jayco Pop-Up	XXXXXX
1688022011	Kia Soul	259595
1687182000	Lexus RX300	104563
1689692008	Mazda 3	169628
1688402000	Nissan Maxima	749526
1686382011	Nissan Juke	005396
1687021992	Nomad Trailer	000569
1689621993	Oldsmobile 88	800334
1687581999	Saturn SL	218314
1687441999	Subaru Legacy	633409
1686012001	Subaru Outback	209995
1684762008	Suzuki Forenza	833931

1690372001	Toyota Avalon	171648
1685911996	Toyota 4Runner	031997
1690482014	Volkswagen Jetta	309347
1689712001	Yamaha XV1600AL	015920
1685802008	Yamaha Zuma	001532
1631881990	Dodge Honey	000982
1437672000	Jeep Grand Cherokee	268179

Date of Publication: July 17, 2020
Published: Intermountain Jewish News

Denver Probate Court, Colorado
Court Address:
1437 Bannock Street RM 230
Denver, CO 80202

**In the Matter of the Estate of:
JANASIA BREANICA J. RUSSELL A/K/A JANASIA
RUSSELL, Deceased**

Case Number: 2020 PR 30268

**AMENDED NOTICE OF HEARING WITHOUT
APPEARANCE PURSUANT TO C.R.P.P. 24**

******* Attendance at this hearing is not required or
expected. *******

To all interested persons:

A hearing without appearance on **PETITION FOR
ADJUDICATION OF INTESTACY AND FORMAL
APPOINTMENT OF PERSONAL REPRESENTATIVE**
(name of motion/petition and proposed order) is set at the
following date, time, and location:

Date: August 14, 2020 (Select a future date no less
than 14 days from service)

Time: 8:00 a.m.
Address: 1437 Bannock Street,
Denver, CO 80202

******* IMPORTANT NOTICE*******

Any interested person wishing to object to the requested action set forth in the attached motion/petition and proposed order must file a written objection with the court on or before the hearing and must furnish a copy of the objection to the person requesting the court order. JDF 722 (Objection form) is available on the Colorado Judicial Branch website (www.courts.state.co.us). If no objection is filed, the court may take action on the motion/petition without further notice or hearing. If any objection is filed, the objecting party must, within 14 days after filing the objection, contact the court to set the objection for an appearance hearing. Failure to timely set the objection for an appearance hearing as required will result in further action as the court deems appropriate.

I am acknowledging I am filling in the blanks and not changing anything else on the form.

Attorney for Petitioner:

Larry M. Snyder, Esq. Atty. Reg. #: 7667
650 South Cherry Street, Suite 1000
Denver, CO 80246-1812
Phone Number: (303)321-0800
E-mail: lmsnyder@firstavelaw.com
FAX Number: (303) 468-6039
First Publication: July 17, 2020
Second Publication: July 24, 2020
Last Publication: July 31, 2020

Published: Intermountain Jewish News

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

Case No. 2020PR30677

In the Matter of the Estate of

**JAMES HENRY ZELLMER, also known as JAMES H.
ZELLMER and JAMES ZELLMER, 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 December 4, 2020, or the claims may be forever barred.

CONNIE RAE HANSEN
Personal Representative
1181 W 2400 S
St. George, UT 84770

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 17, 2020
Second Publication: July 24, 2020
Last Publication: July 31, 2020
Published: Intermountain Jewish News

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

**Case No. 20CV104
Courtroom 316**

Public Notice is given that a Petition for a Change of Name of a Minor Child was filed with the DENVER DISTRICT court on February 21, 2020.

The Petition requests that the name of ADAN DURON MUJICA be changed to adan mujica flores.

Clerk of the Court, Amber Roth

First Publication: July 17, 2020

Last Publication: July 24, 2020

Published: Intermountain Jewish News

Denver Probate Court

City and County of Denver, Colorado

Court Address:

1437 Bannock Street

Denver, CO 80202

**In the Matter of the Estate of: VERLENE V.
WHISENTON, a/k/a VERLENE WHISENTON,
Deceased.**

Case Number: 2020PR30779

Div.: 3 Ctrm.:

**NOTICE OF HEARING WITHOUT APPEARANCE BY
PUBLICATION PURSUANT TO C.R.P.P. 24 and ' 15-10-
401, C.R.S.**

******Attendance at this hearing is not required or
expected. ******

To: Ester Whisenton and Possible Additional Unknown Heirs

Last Known Address, if any: Unknown

A hearing on Petition for Adjudication of Intestacy and Formal Appointment of Personal Representative for (brief description of relief requested) Order of Intestacy, Determination of Heirs and Formal Appointment of Personal Representative will be held at the following time and location or at a later date to which the hearing may be continued:

Date: August 19, 2020

Time: 8:00 a.m.

Courtroom or Division: 3

Address: 1437 Bannock Street, Denver, Colorado 80202

****** IMPORTANT NOTICE******

Any interested person wishing to object to the requested action set forth in the motion/petition and proposed order must file a written objection with the court on or before the hearing and must furnish a copy of the objection to the person requesting the court order. JDF 722 (Objection form) is available on the Colorado Judicial Branch website (www.courts.state.co.us). If no objection is filed, the court may take action on the motion/petition without further notice or hearing. If any objection is filed, the objecting party must, within 14 days after filing the objection, contact the court to set the objection for an appearance hearing. Failure to timely set the objection for an appearance hearing as required will result in further action as the court deems appropriate.

James A. Kaplan, Esq. Atty. Reg. #: 7741

Person Giving Notice or Attorney for Person Giving Notice
Machol & Johannes, LLC
700 Seventeenth Street, Suite 200
Denver, CO 80202
Phone Number: (303) 830-0075
FAX Number: (303) 416-8717
E-mail: James.Kaplan@mjfirm.com
First Publication: July 17, 2020
Second Publication: July 24, 2020
Last Publication: July 31, 2020
Published: Intermountain Jewish News

RICHARD SILVERSTEIN, Esq. Atty. Reg. #: 3865
Attorney for the Personal Representative
1547 Gaylord Street
Denver, CO 80206
Phone Number: 303-589-9831
Email: rslaw@xpert.net
First Publication: July 17, 2020
Second Publication: July 24, 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. 2020PR030771**

In the Matter of the Estate of

**DORIS B. DIAMOND, a/k/a DORIS BETTY DIAMOND,
a/k/a DORIS DIAMOND, a/k/a DORIE DIAMOND,
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 17, 2020, or the claims may be forever barred.

EDWARD G. DIAMOND
Personal Representative
1039 S. Gaylord Street,
Denver, Colorado 80209