

**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
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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.

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

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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

**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.

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

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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, CO 80021.
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

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 INTESACY 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: imsnyder@firstavelaw.com

FAX Number: (303) 468-6039

First Publication: July 17, 2020

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**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
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**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

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
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NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Wyatt's, Lone Star, Boulder Valley Towing, and Klaus' Towing abandoned vehicle sale: Address: 5130 Brighton Boulevard, Denver, CO 80216, Phone: (303) 777-2448. **Sale Date: **07/24/2020**:

STOCK VIN	YEAR	MAKE/MODEL
1691661993		Acura Vigor 004587
1698312001		Audi A6 086439
1692641972		Billy Trailer 228275
1691762006		BMW 325I X68459
1691652002		BMW 525I Z96121
1697241994		Chevrolet G30 141401
1694301999		Chevrolet Suburban 233543
1694142005		Chevrolet Trailblazer 351015
1693061994		Chevrolet C3500 316099
1693032008		Chevrolet Malibu 141106
1692811993		Chevrolet G30 142972
1692792006		Chevrolet Aveo 582167
1698342004		Chrysler Sebring 282504
1694282006		Chrysler Sebring 206403
1690682002		Chrysler PT Cruiser 296669
1691771998		Dodge Ram569291
1698272000		Escort Trailer XXXXXX
1698482008		Ford Focus 177271
1698432001		Ford Focus 379192
1698122006		Ford Five Hundred118068
1697542003		Ford Taurus 237525
1697332008		Ford Explorer A33214
1694262002		Ford Mustang 157083

1693052007	Ford Five Hundred114774
1692572000	Ford Taurus 290626
1691911997	Ford Econoline A32025
1691212005	Ford Explorer C05411
1696212007	GMC Sierra581856
1693431993	Homemade TrailerXXXXXX
1695292002	Honda Civic 021019
1692732001	Honda Accord 006658
1692742005	Honda Pilot 055650
1692601994	Honda Passport 401602
1696992003	Hyundai Tiburon 048436
1695872004	Hyundai XG350 332887
1692102020	Hyundai Elantra 002203
1691691997	Infiniti J30 500964
1691852000	Jeep Grand Cherokee 268153
1691702000	Jeep Cherokee 230036
1697682018	Kia Soul 906056
1696842005	Mazda 3 281747
1691831988	Mazda 626 529639
1694252002	Mercedes-Benz ML320 290330
1692781986	Mercury Marquis 601005
1694232002	Mitsubishi Galant 066882
1691602008	Mitsubishi Endeavor 027322
1697232012	Nissan Versa 199543
1697762001	Oldsmobile Alero 170360
1692971994	Oldsmobile Cutlass 363920
1693581993	Phoenix Camper XXXXXX
1690561982	Road Range Trailer 215013
1691232001	Saturn L200 573975
1693231993	Shadow Camper XXXXXX

1693301993	Skamper Camper	XXXXXX
1694382006	Subaru Tribeca	425688
1693982002	Subaru Outback	665009
1691882004	Subaru Impreza	812001
1698132001	Toyota Corolla	452482
1695322010	Toyota RAV4	038765
1692762001	Toyota Corolla	561552
1691901977	Vogue Country	981080
1697342001	Volkswagen Passat	069163
1694151999	Volkswagen Jetta	060464

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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.
WHISENTO, a/k/a VERLENE WHISENTO,
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
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Foster Graham Milstein & Calisher, LLP
360 S. Garfield St., 6th Floor
Denver, Colorado 80209
Phone Number: 303-333-9810
FAX Number: 303-333-9786
E-mail: sweiser@fostergraham.com
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2020PR30811
In the Matter of the Estate of
MARIE BERNICE DINNER, 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 24, 2020, or the claims may be forever barred.

BRUCE J. DINNER
Personal Representative
c/o Steven M. Weiser, Esq.
Foster Graham Milstein & Calisher, LLP
360 S. Garfield St., 6th Floor
Denver, Colorado 80209

STEVEN M. WEISER, Esq. Atty. Reg. #: 27535
Attorney for the Personal Representative

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: 07/24/2020:

STOCK VIN	YEAR	MAKE/MODEL
1698371996		Buick Regal524398
1699752002		Chevrolet Prizm 408326
1692942002		Chevrolet Tahoe 1500 333670
1695582002		Ford Escape B01564
1698491999		Ford Expedition C46509
1692001988		Ford Ranger B55292
1690752004		GMC Envoy 121017
1693011990		GMC Safari 514271
1697151999		Honda Accord 102329
1695112000		Honda Accord 026584
1694292005		Honda Civic 066400

1692032006	Jeep Liberty	283232
1692662004	Kia Optima	374631
1694912002	Nissan Xterra	589575
1694182000	Oldsmobile Intrigue	144596
1691971998	Volvo C70	006629

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**NOTICE OF SALE BY
ELITE TOWING & RECOVERY
4800 Washington St.
Denver, CO80216
720-295-6062**

The following individuals are hereby notified that their vehicle will be sold at **ELITE TOWING & RECOVERY**, 4800 Washington St., Denver, CO 80216:

YEAR/MAKE/MODEL	VIN #
2004 Audi A4 -	127344
2005 Nissan Altima -	420464
1992 Chevrolet Silverado -	121281
2000 Honda Passport -	417024
2003 Jeep Liberty -	618718
2004 Jeep Grand Cherokee -	131379
2000 Nissan Xterra -	556855
1996 Chrysler Town & Country -	263214
1999 Lexus GS400 -	015652
1990 Honda Accord -	116087
2004 Pontiac Grand Prix -	349133
2016 Hyundai Elantra -	758390
2008 Toyota 4Runner -	068994

2008 Mercury Mountaineer - J08617
1999 Jeep Grand Cherokee - 649890
1995 Toyota Corolla - 247519
Date of Publication: July 24, 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

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

Denver Probate Court

Case No. 2020PR30738

**In the Matter of the Estate of
RANDALL H. LORTSCHER, a/k/a RANDALL
LORTSCHER, a/k/a RANDY H. LORTSCHER, and a/k/a
RANDY LORTSCHER, 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 24, 2020, or the claims may be forever barred.

WILLIAM KOCHEVAR

Personal Representative

c/o Curtis J. Bankers, Esq.

Sherman & Howard L.L.C.

633 Seventeenth Street, Ste. 3000

Denver, Colorado 80202

CURTIS J. BANKERS, Esq. Atty. Reg. #: 47700

Attorney for the Personal Representative

Sherman & Howard L.L.C.

633 Seventeenth Street, Ste. 3000

Denver, Colorado 80202

Phone Number:(303) 299-8472

FAX Number: (303) 298-0940

E-mail: cbankers@shermanhoward.com

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DISTRICT COURT, DOUGLAS COUNTY, COLORADO
DOUGLAS COUNTY JUSTICE CENTER 4000 JUSTICE
WAY

CASTLE ROCK, CO 80109

In the Matter of the Estate of:

Nita Kaye Moser a/k/a Nita K. Moser

Deceased

SUMMONS

Case Number: 2020PR030311

Division C Courtroom

**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
FORMAL PROBATE OF WILL AND FORMAL
APPOINTMENT OF PERSONAL REPRESENTATIVE**
(name of motion/petition and proposed order) is set at the
following date, time, and location:

Date: August 21, 2020 (Select a future date no less than
14 days from service)

Time: 8:00 a.m.

**Address: Douglas County Justice Center, 4000 Justice
Way, Castle Rock CO 80109**

******* 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.

By checking this box, I am acknowledging I am filling in the blanks and not changing anything else on the form.

Attorney for Petitioner **Dee Lee**:

Arthur S. Bowman, Jr. Esq., Atty.Reg.#: 8210

BOWMAN & BOWMAN, LLC

Attorneys and Counselors at Law

650 S. Cherry St Suite1000

Glendale, CO 80246-1812

Phone Number:303-733-1500

E-mail: artbow@bowmanlegal.com

First Publication: July 24, 2020

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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: **July 25, 2020**:

YEAR/MAKE/MODEL VIN

1966 GMC Van D1071B

2010 Nissan Altima 509224

Date of Publication: July 24, 2020

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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 #

1998 Toyota Camry/Black/ 249540

2002 Dodge Grand Caravan Sport/Green 508910

1994 Ford/Pick Up/F150 B45550

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NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Case No. 2020PR30013

In the Matter of the Estate of

ALICIA ZUMETA BLUMENTHAL, 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 Clear Creek County, Colorado, on or before November 27, 2020, or the claims may be forever barred.

LEONARD BERENATO

Personal Representative

1626 Washington St.

Denver, CO 80203

LEONARD BERENATO, Esq. Atty. Reg. #13693

Attorney for the Personal Representative

Worstell & Associates

1626 Washington Street

Denver, CO80203

Phone Number:(303) 831-1669
Fax: (303) 832-4515
Email: Iberenato@1626washingtonlaw.com
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2020PR30763
In the Matter of the Estate of
DAVID J. BERMAN, 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 24, 2020, or the claims may be forever barred.

WAYNE GARDENSWARTZ and
MATHILDE D. BERMAN
Co-Personal Representatives
c/o Steven M. Weiser, Esq.
Foster Graham Milstein & Calisher, LLP
360 S. Garfield St., 6th Floor
Denver, Colorado 80209

STEVEN M. WEISER, Esq. Atty. Reg. #: 27535
Attorney for the Co-Personal Representatives
Foster Graham Milstein & Calisher, LLP
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Denver, Colorado 80209
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 20PR0222
In the Matter of the Estate of
HELEN L. MARTIN, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before December 1, 2020, or the claims may be forever barred.

CATHY DICE
Personal Representative
6257 W. Nova Drive
Littleton, CO80128

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