

**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

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

Second Publication: July 24, 2020

Last Publication: July 31, 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

**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.  
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

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](http://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](mailto:imsnyder@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](mailto:mike@carringtonlaw.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

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 OF SALE**

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

<b>YEAR/MAKE/MODEL</b>	<b>VIN #</b>
<b>2002 Jaguar X-type -</b>	<b>C17291</b>
<b>2012 Chevrolet Sonic -</b>	<b>130603</b>

Date of Publication: July 31, 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](http://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](mailto:James.Kaplan@mjfirm.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. 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

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  
First Publication: July 24, 2020  
Second Publication: July 31, 2020  
Last Publication: August 7, 2020  
Published: Intermountain Jewish News

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](http://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](mailto:artbow@bowmanlegal.com)

First Publication: July 24, 2020  
Second Publication: July 31, 2020  
Last Publication: August 7, 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: **07/31/2020**:

<b>STOCK VIN</b>	<b>YEAR</b>	<b>MAKE/MODEL</b>
1703602012	BMW X3	728817
1700832006	BMW 525i	K78915
1704632005	Cadillac CTS	107596
1703592006	Chevrolet Impala	180081
1701932003	Chevrolet Impala	250188
1700791979	Chevrolet C30	135626
1700682006	Chevrolet Cobalt	823564
1700502001	Chevrolet Venture	203385
1701182003	Chrysler PT Cruiser	522516
1703682001	Dodge Grand Caravan	212182
1706721999	Ford F150	C04616
1703001993	Ford Explorer	A55596
1702972004	Ford Taurus	130896
1702961994	Ford F150	C05661
1700921971	Ford Galaxie	174561
1706641998	GMC Sierra	501618
1705811994	GMC Sierra	523492

1705751998	Honda CR-V	060002
1703052008	Honda Civic	112122
1699922002	Honda Civic	080935
1706682009	Hyundai Tucson	970482
1699712001	Hyundai Elantra	036413
1700182006	Kia Sedona	080881
1700042003	Mazda B3000	M20428
1703672017	Mercedes-Benz C43	196027
1702582014	Mercedes-Benz GLK350	168461
1702092009	Mitsubishi Lancer	004312
1706192005	Nissan Maxima	841097
1702632005	Nissan Altima	183131
1702152008	Nissan Maxima	807901
1702021997	Nissan Maxima	826350
1700412007	Nissan Quest	118198
1699491999	Nissan Altima	256947
1704392000	Northstar Trailer	XXXXXX
1702982010	Pop up Trailer	XXXXXX
1701382000	Subaru Forester	731436
1704442002	Toyota Camry	598126
1703951996	Toyota Avalon	107391
1700881993	Toyota Camry	297199
1706572005	Volkswagen Passat	075937
1704521999	Volvo V70	590418
1699802006	Volvo XC70	209124

Date of 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. 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  
First Publication: July 24, 2020  
Second Publication: July 31, 2020  
Last Publication: August 7, 2020  
Published: Intermountain Jewish News

**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: lberenato@1626washingtonlaw.com  
First Publication: July 24, 2020  
Second Publication: July 31, 2020  
Last Publication: August 7, 2020  
Published: Intermountain Jewish News

**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  
360 S. Garfield St., 6th Floor  
Denver, Colorado 80209  
Phone Number: 303-333-9810  
FAX Number: 303-333-9786  
E-mail: sweiser@fostergraham.com  
First Publication: July 24, 2020  
Second Publication: July 31, 2020  
Last Publication: August 7, 2020  
Published: Intermountain Jewish News

**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

First Publication: July 24, 2020  
Second Publication: July 31, 2020  
Last Publication: August 7, 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: **07/31/2020**:

<b>STOCK VIN</b>	<b>YEAR</b>	<b>MAKE/MODEL</b>
1705562003	Audi A6	090683
1703802006	Chevrolet Impala	268578
1699782002	Chrysler PT Cruiser	260279
1705712012	Dodge Avenger	157301



1699832001	Ford Econoline	A27319
1704502003	Ford Expedition	A78503
1706872009	Ford Fusion	191200
1700841992	Honda Civic	002138
1704552005	Honda Accord	007101
1705452007	Hyundai Sonata	204005
1700781998	Jeep Grand Cherokee	161371
1700802005	Jeep Wrangler	380996
1703011999	Lexus RX 300	069645
1698391996	Mercury Sable	622132
1700721994	Saab 9000	008533
1705742005	Toyota Camry	028600
1704422017	Toyota Prius	039124
1703092003	Utility Trailer	318201
1701492001	Volkswagen Jetta	196343
1704472001	Volkswagen Passat	124441

Date of Publication: July 31, 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 #

2003 Cadillac Deville	Beige	252135
2000 Toyota Corolla	-Black	360895
2006 Buick LAC	-Silver	110217
1999 Ford Expedition	-AGreen	A65205
2002 Ford Expedition	Eddie Bauer	-Red A41376

2008 Dodge CAL Hatchback	Black	678635
2002 Honda Accord	White	008970
2002 Honda Odyssey	Silver	534226
2003 Toyota Camry	Marron	153207
2005 Nissan Altima	Black	291569
1992 Oldsmobile Regency	Red	314858
2006 Jeep Liberty	Brown	209219
1999 Chevrolet CAV	Red	231880
2007 Dodge Charger	Gray	865491
1974 Chevrolet Blazer	Green	128458
2007 Chevrolet Monte Carlo	Red	165951
1981 Ford PickUp	F250	Gray A99995
2007 Jeep Liberty	Red	544672
1997 Toyota Avalon	Tan	163421
2012 Toyota Scion	TC	Gray 041660
2007 Jeep	COM	Red 142779
2004 Volvo	S40	Silver 077113
2000 Nissan Maxima	Blue	016575
2003 Honda Motorcycle	Black	009391
1997 Lexus	ES3	Gray 013256
2000 Ford PickUp	White	A24952
2003 Nissan Xterra	White	657758
1998 Yacht Club M/C	Trailer	Black 231191
2006 Ford Explorer	White	A79946

Date of Publication: July 31, 2020  
Published: Intermountain Jewish News

### NOTICE OF SALE

The following individual is hereby notified that their vehicle is to be sold at MERCEDES BENZ OF DENVER,

940 S. COLORADO BLVD., DENVER, COLORADO  
80246. Phone: (303) 759-3400.

**YEAR/MAKE/MODEL VIN#**  
**2014 Mercedes Benz, C 300, 4DR, Black 304402**  
**2009 Mercedes Benz, CLS 550, 4DR, Black 145284**

Date of Publication: July 31, 2020

Published: Intermountain Jewish News

#### NOTICE OF SALE

The following individual is hereby notified that their vehicle is to be sold at TYNAN'S VOLKSWAGEN, INC, 700 S. HAVANA, STREET, AURORA, COLORADO 80012. Phone: (303) 343-8180.

**YEAR/MAKE/MODEL VIN#**  
**2017 Hyundai Sonata 4DR., Silver 506098**

Date of 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. 2020PR30894  
In the Matter of the Estate of  
NICHOLAS C. MYERS, 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 2, 2020, or the claims may be forever barred.

CHRISTINE HOEY BECK

Personal Representative  
c/o Louisa M. Ritsick Esq.  
Bryant Ritsick Symons & Ratner, LLC  
3773 Cherry Creek N. Dr., Ste. 600  
Denver, CO 80209

LOUISA M. RITSICK, Esq. Atty. Reg. #: 32475  
Attorney for the Personal Representative  
Bryant Ritsick Symons & Ratner, LLC  
3773 Cherry Creek N. Drive, Suite 600  
Denver, CO 80209  
Phone Number: 720-845-1690  
Email: [louisa.ritsick@brsrlaw.com](mailto:louisa.ritsick@brsrlaw.com)  
First Publication: July 31, 2020  
Second Publication: August 7, 2020  
Last Publication: August 14, 2020  
Published: Intermountain Jewish News