

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2020PR30948
In the Matter of the Estate of
MARILYN K. HEUSTIS, 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 14, 2020, or the claims may be forever barred.

ELLEN M. FLOYD
Personal Representative
1622 Race Street
Denver, CO80206

ELLEN M. FLOYD, Esq. Atty. Reg. #: 16858
Attorney for the Personal Representative
Busacca & Floyd, P.C.
1622 Race St.
Denver, CO80206
Phone: 303-333-8977
FAX Number: 303-399-9820
E-mail: ellenfloyd@mindspring.com
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court
Case No. 20PR30598
In the Matter of the Estate of
VICTOR RENE ROGERS a/k/a V. RENE ROGERS,
Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the ARAPAHOE COUNTY DISTRICT COURT, 7325 South Potomac, Centennial, Colorado 80112, 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: August 14, 2020
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**NOTICE OF SHERIFF'S SALE
Sheriff's Sale No. 20002127**

County COURT, Denver COUNTY, COLORADO
1437 Bannock Street, Room 135, Denver, Colorado
80202

Court Phone: 720-865-7840
Case No.: 13C54383
Div.: 186
Plaintiffs: Marshall Recovery, LLC.
v.

Defendants: Hugh T. Dinh

TO WHOM IT MAY CONCERN: This Notice is given with regard to the following described Judgment and Writ of Execution:

Judgment Creditors: Marshall Recovery, LLC
Judgment Debtor: Hugh T. Dinh
Date of issuance of Writ of Execution: April 2, 2020
Date Judgment Entered: March 14, 2013
Date Judgment Revived: December 20, 2018
Original Principal Balance: \$15,218.23
Outstanding Principal Balance: \$15,218.23
Recording Dates of Judgment: April 10, 2013, January 08, 2019
County of Recording: Denver
Judgment Recording Information: 2013050754, 2019002924

PLEASE BE ADVISED that on April 2, 2020, a Writ of Execution was issued from the County Court for the County of Denver directing the Sheriff of the County of Denver, State of Colorado, to levy upon and seize property which was owned by Judgment Debtor Hugh T. Dinh at the time of the recording of the Judgment as indicated above and which was subsequently conveyed to Hai Tran Dinh and Tuyen Thanh Phan subject to the Judgment lien. The Sheriff of Denver County did levy

upon and seize the following described real property in the County of Denver, State of Colorado: Lot 11, Block 2, Carlson-McClelland-Frederics Green Acres, Filing No. 1, City and County of Denver, State of Colorado A.P.N.: 0520106023000. **Also known as 1378 S. Eliot Street, Denver, CO 80219.**

YOU MAY HAVE AN INTEREST IN THE PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE THE AMOUNTS DUE TO THE HOLDER OF THE JUDGMENT. A COPY OF SAID STATUTES, AS SUCH STATUTES ARE PRESENTLY CONSTITUTED, WHICH MAY AFFECT YOUR RIGHTS, ARE **ATTACHED HERETO**. HOWEVER, YOUR RIGHTS MAY BE DETERMINED BY PREVIOUS STATUTES.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

The name, address and telephone number of the attorneys representing the holder of the judgment are:

Joseph A. Murr, Esq., Reg. No. 14427
Murr Siler & Accomazzo, P.C.
410 Seventeenth Street, Suite 2400
Denver, Colorado 80202
(303)534-2277

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a *Writ of Execution* issued by the County Court for the County of Denver in Case No. 13C54383, directing and

commanding me to make the sum of Twenty Three Thousand Eight Hundred Twelve and 05/100ths Dollars (\$23,812.05), plus additional interest, attorneys' fees, and costs, the amount of a certain Judgment obtained against Judgment Debtor Hugh T. Dinh, and in favor of Judgment Creditor, Marshall Recovery, LLC, from any property (formerly) owned by Judgment Debtor Hugh T. Dinh legally subject to levy.

I have levied upon the following real property to satisfy the Judgment in the aforementioned action:

Lot 11, Block 2, Carlson-McClelland-Frederics Green Acres, Filing No. 1, City and County of Denver, State of Colorado A.P.N.: 0520106023000. Also known as: 1378 S. Eliot Street, Denver, CO 80219

THEREFORE, According to said command, I shall expose said real property for sale, at Public Auction, to the highest and best bidder, on October 1, 2020, at front steps of the Denver City and County Building, 1437 Bannock Street, Denver, Colorado 80202, in the County of Denver, State of Colorado.

Fran Gomez, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

Attorneys for Judgment Creditor:

Joseph A. Murr, Esq., Reg. No. 14427

410 Seventeenth Street, Suite 2400

Denver, Colorado 80202

(303)534-2277

DATE OF FIRST PUBLICATION: August 7, 2020

DATE OF LAST PUBLICATION: September 4, 2020

Published: Intermountain Jewish News

Public Notice for vehicles to be sold by Majestic Towing

Year/Make/Model	Vin #
2005 Hyundai Elantra -	064684
2015 Nissan Altima -	893698
2001 Ford Ranger -	A63633
2010 Hyundai Sonata -	629580
2007 Volvo S40 -	311952
2006 Toyota Scion -	081014

Majestic Towing

POBox 33143

Denver, CO80233

720-775-2702

Date of Publication: August 28, 2020

Published: Intermountain Jewish News

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

Case No. 2020PR030777

In the Matter of the Estate of

**ISHMAEL JOHN MELENA, AKA ISHMAEL J. MELENA,
AKA ISH J. MELENA, 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 Jefferson, County, Colorado, on or before December 14, 2020, or the claims may be forever barred.

PATRICIA ANN GARNER

Personal Representative
13393 W. 24th Place
Golden, CO 80401
MICHELLE ADAMS, Esq. Atty. Reg. #: 29163
Attorney for the Personal Representative
Law Office of Michelle Adams, LLC
2373 Central Park Blvd, Suite 100
Denver, CO80238
Phone Number:720-432-9685
E-mail: madams@coloradofamilylegacy@gmail.com
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court
Case No. 2020PR30916
In the Matter of the Estate of
JON WILBUR PONDER a/k/a JON W. PONDER and
JON PONDER, 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 21, 2020, or the claims may be forever barred.

JACQUELINE A. PONDER
Personal Representative
4855 Niagara Street, #218

Denver, CO80237-3344
SUSAN R. HARRIS, Esq. Atty. Reg. #12308
BARBARA TOCKER ROSS, Esq. Atty. Reg. #36141
Attorneys for the Personal Representative
Susan R. Harris & Associates, LLC
5600 Greenwood Plaza Blvd., Suite 255
Greenwood Village, CO80111
Phone Number:(303) 741-4776
FAX Number:(303) 741-4669
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court
Case No. 2020PR30963
In the Matter of the Estate of
THOMAS WILLIAM KALLOS A/K/A THOMAS W.
KALLOS, 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 14, 2020, or the claims may be forever barred.

ELAINE KALLOS
Personal Representative
c/o Mr. Andrew Stathopoulos, Esq.
Stathopoulos & Associates, P.C.

6900 E. Belleview Ave., Suite 350
Greenwood Village, Co80111
ANDREW STATHOPULOS, Esq., Atty. Reg. #15251
Attorney for the Personal Representative
Stathopoulos & Associates, P.C.
6900 E. Belleview Ave., Suite 350
Greenwood Village, CO 80111
Phone Number:(303) 773-1500
Fax Number:(303) 773-1722
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2020PR030960
In the Matter of the Estate of
SAUNDRA HELLER a/k/a SONDRRA HELLER a/k/a
SAUNDRA MARCINE HELLER, 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 23, 2020, or the claims may be forever barred.

CYNTHIA M. HELLER
Personal Representative
1029 S. Hudson Street
Denver, Colorado 80246

JAY H. CHAPMAN, Esq. Atty. Reg. #: 00645
Attorney for the Personal Representative
Chapman & Roth, LLC
1355 S. Colorado Blvd., Suite 600
Denver, CO 80222
Phone Number: 303-759-4004
FAXNumber:303-757-0231
E-mail: jay@chapmanroth.com
First Publication: August 21, 2020
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Case No. 2020PR30170
In the Matter of the Estate of
MARGARET N. JARAMILLO, 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 21, 2020, or the claims may be forever barred.

STEPHANIE L. JARAMILLO
Personal Representative
5226 Pierce Street
Arvada, CO80002

MONA S. GOODWIN, Esq. Atty. Reg. #: 10502
Attorney for the Personal Representative
1546 Williams Street, #102

Denver, CO 80218
Phone Number: 303-320-0060
FAX Number: 303-320-6188
E-mail: good@livewirenet.com
First Publication: August 21, 2020
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2020PR030953
In the Matter of the Estate of
CHARLES MILTON BABB, 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 14, 2020, or the claims may be forever barred.

AMADA BABB
Personal Representative
c/o Wiegand Attorneys & Counselors, LLC
280 E. 20th Avenue
Denver, CO80205-3148

ROBERT WIEGAND II, Esq. Atty. Reg. # 7463
Attorney for the Personal Representative
Wiegand Attorneys & Counselors, LLC
280 E 20th Avenue
Denver, CO80205-3148

Phone Number:303-741-6410
Fax Number:303-741-6512
E-mail: SWiegand@WiegandAttorneys.com
First Publication: August 14, 2020
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 20PR30930**

**In the Matter of the Estate of
MAMIE MAXINE LABBE, also known as MAXINE
MAMIE LABBE, also known as MAXINE PARK
LABBE, also known as MAMIE MAXINE HAYES, also
known as MAXINE PARK, also known as MAXINE H.
PARK, also known as MAXINE H. LABBE, 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 14, 2020, or the claims may be forever barred.

LORIE KAY DIGLIANI
Personal Representative
c/o PETER W. BULLARD
Law Offices of Peter W. Bullard, P.C.
375 East Horsetooth Road,
Shores 6, Suite 101
Fort Collins, Colorado 80525

PETER W. BULLARD, Esq. Atty. Reg. #: 13669
Attorney for the Personal Representative
Law Offices of Peter W. Bullard, P.C.
375 East Horsetooth Road
Building 6, Suite 101
Fort Collins, Colorado 80525
Telephone: (970) 223-5900
Fax: (970) 223-5316
E-mail: pete@estate-planning-help.com
First Publication: August 14, 2020
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2020PR30978
In the Matter of the Estate of
RUDOLPH JACOBSON aka RUDY JACOBSON,
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 22, 2020, or the claims may be forever barred.

JODI LYNN MILSTEIN
Personal Representative
13421 Tiara Street
Valley Glen, CA 91401

JOHN A. BERMAN, Reg. No. 6695
Attorney for the Personal Representative
1900 Grant St., Suite 750
Denver, Colorado 80203
(303) 832-7645 phone
(303) 832-1188 fax
jab@jaberman.com Email
First Publication: August 14, 2020
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2020PR30967
In the Matter of the Estate of
WILMER REDWINE aka WILMER REDWINE JR.,
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 14, 2020, or the claims may be forever barred.

KATHY REDWINE-NESBITT
Personal Representative
6399 Saddle Rock Trail
Aurora, CO80016

KEVIN S. LAZAR, Esq.: #37871
Attorney for the Personal Representative

Lazar Law, LLC
3900 East Mexico Ave., Suite 300
Denver, CO80210
Phone Number: 303-912-9874
FAX Number: 303-927-0809
E-mail: Kevin@lazar-law.com
First Publication: August 14, 2020
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**PUBLIC NOTICE OF PETITION FOR CHANGE OF
NAME**

**Case No. 20C00425
Courtroom 175**

Public Notice is given on August 7, 2020 that a Petition for a Change of Name of an Adult was filed with the Denver County Court.
The Petition requests that the name of JOSHUA MICHAEL ROOT be changed to JOSHUA MICHAEL WOMELDORF.
By: Clerk of the Court
First Publication: August 14, 2020
Second Publication: August 21, 2020
Last Publication: August 28, 2020
Published: Intermountain Jewish News

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

**Case No. 20C00515
Courtroom 175**

Public Notice is given on August 7, 2020 that a Petition for a Change of Name of an Adult was filed with the Denver County Court.
The Petition requests that the name of CINTIALUPE TERRAZAS-LOPEZ be changed to CINDY TERRAZAS.
By: Clerk of the Court
First Publication: August 14, 2020
Second Publication: August 21, 2020
Last Publication: August 28, 2020
Published: Intermountain Jewish News

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

**Case No. 20C00548
Division Civil, Courtroom 175**

Public Notice is given on August 21, 2020 that a Petition for a Change of Name of an Adult was filed with the Denver County Court.
The Petition requests that the name of LIGIA LIMBASAN be changed to ELLE HANNAH CORE.
Clerk of the Court
First Publication: August 28, 2020
Second Publication: September 4, 2020
Last Publication: September 11, 2020
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF
COLORADO

CIVIL ACTION NO. 2018CV33583

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Condominium Association of Whispering Pines of
Denver,
Plaintiff,
v.

Amleset Desta; State of Colorado, Department of
Revenue; Paul D. Lopez, as City and County of Denver
Public Trustee,
Defendants

Condominium Unit No. 301, Building D-2, Whispering
Pines of Denver, a Condominium in accordance with the
Declaration recorded on August 10, 1978 in Book 1722 at
Page 674, and the Condominium Map recorded on
August 10, 1978, under Reception No. 97433 of the City
and County of Denver records, City and County of
Denver, State of Colorado.

Also known as: 7755 East Quincy Avenue #301D2,
Denver, CO 80237

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 a.m., on the 15TH day of October,
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, 1437 Bannock St. Rm 507, 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 \$20,855.36.

**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 April 3, 2020, and
C.R.S. 38-38-101 et seq. by Condominium Association of
Whispering Pines of Denver, a Colorado nonprofit
corporation, the holder and current owner of a lien
recorded on June 25, 2012 at Reception No.
2012082818, and a lien recorded on July 24, 2014 at
Reception No. 2014088711, both liens 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 Whispering Pines of
Denver, recorded on August 10, 1978 at Reception No.
1978097429 of the Denver County Clerk and Records
office, and all supplements thereto (hereinafter referred to
as the "Declaration"). The Declaration and notices, as

recorded, establish a lien for the benefit of Condominium Association of Whispering Pines of Denver **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS**, legally described as follows, to wit:

Condominium Unit No. 301, Building D-2, Whispering Pines of Denver, a Condominium in accordance with the Declaration recorded on August 10, 1978 in Book 1722 at Page 674, and the Condominium Map recorded on August 10, 1978, under Reception No. 97433 of the City and County of Denver records, City and County of Denver, State of Colorado.

Also known as: 7755 East Quincy Avenue #301D2, Denver, CO 80237.

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 Amleset Desta; State of Colorado, Department of Revenue; 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 10:00a.m. on October 15th, 2020 on the front steps of the Denver City and County Building located at 1437 Bannock Street, Denver, CO, 80202.

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

Fran Gomez, Sheriff
City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line
**Attorney for Condominium Association of
Whispering Pines of Denver
WesternLaw Group LLC
Angela Hopkins, #48868
9351 Grant Street #120
Thornton, CO 80229
angela@westernlawgroup.com**
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Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Case No. 2020PR30822**

**In the Matter of the Estate of
STEPHEN J. HANDLER, aka STEPHEN JOHN**

**HANDLER, aka STEPHEN HANDLER, aka STEPHEN
HANDLER, SR, and aka STEVE HANDLER, 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 21, 2020, or the claims may be forever barred.

SUSAN J. TURNER
Personal Representative
809 Northridge Way
Severna Park, MD 21146

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

**Denver Probate Court
Case No. 2020PR30268**

**In the Matter of the Estate of
JANASIA BREANICA J. RUSSELL A/K/A JANASIA
RUSSELL, 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 22, 2020, or the claims may be forever barred.

JACQUELYN ANN RUSSELL
Personal Representative
c/o Larry M. Snyder, Esq.
650 S. Cherry Street, Suite 1000
Denver, CO 80246-1812

LARRY M. SNYDER, Esq. Atty. Reg. #: 7667
Attorney for the Personal Representative
650 South Cherry Street, Suite 1000

Denver, CO80246-1812
Phone Number:(303)321-0800
FAX Number: (303) 468-6039
E-mail: Imsnyder@firstavelaw.com
First Publication: August 21, 2020
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DISTRICT COURT, DENVER COUNTY, COLORADO
Court Address: 1437 Bannock Street, Denver, CO 80202
Plaintiff: GATEWAY PARK TOWNHOMES
HOMEOWNERS' ASSOCIATION, INC., a Colorado non-
profit corporation,
Defendants: JOSEPH L. ANDERSON, PLUM CREEK
FUNDING, INC., DENVER COUNTY TREASURER,
DENVER COUNTY PUBLIC TRUSTEE, and UNKNOWN
TENANT(S) IN POSSESSION.
Case Number: 2020CV030175

NOTICE OF SALE

Under an Order Granting Plaintiff's Motion for Default
Judgment of Foreclosure issued on June 15, 2020 in the
above- captioned action, I am ordered to sell certain real
property as follows:
Original Lienee(s) Joseph L. Anderson
Original Lienor Gateway Park Townhomes Homeowners'
Association, Inc.
Current Holder of the evidence of debt Gateway Park
Townhomes Homeowners' Association, Inc.
Date of Lien being foreclosed April 23, 2019

Date of Recording of Lien being foreclosed May 2, 2019
County of Recording Denver
Recording Information 2019052809
Original Principal Balance of the secured indebtedness
\$4,717.23
Outstanding Principal Balance of the secured
indebtedness as of the date hereof 1 \$8,410.43
Amount of Default Judgment \$7,199.93
Description of property to be foreclosed:
**Lot 13, Block 1, Gateway Park IV, Denver Filing No. 4,
City and County of Denver, State of Colorado. Also
known as:** 15555 E. 40th Avenue, #13, Denver, CO
80239

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 October 15, 2020, at the front
steps of the Denver City and County Building, 1437
Bannock Street, Denver, CO 80202 to 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.

NOTICE OF RIGHTS

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

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

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

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

DATED: July 23, 2020

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

This amount does not constitute a payoff balance on the account as it does not include fees and costs incurred to

release liens and other charges that may come due. Please contact the Plaintiff's attorney or submit a Notice of Intent to Cure for a payoff balance.

Attorneys for Plaintiff:

THE DUPONT LAW FIRM, LLC

Stephane R. Dupont, #39425

Address: PO Box 1073

Castle Rock, CO 80104

Phone Number: (720) 644-6115

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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: **08/28/2020**:

STOCK	YEAR	MAKE/MODEL
VIN		
1732551996	Audi A4	326108
1732412003	BMW 325I	J34521
1735682008	Buick Lucerne	157690
1732542001	Buick Regal	143975
1732732004	Cadillac Escalade	224709
1737311996	Chevrolet Suburban	375131
1737021996	Chevrolet S10	122727
1734252008	Chevrolet HHR	576609
1731962005	Chrysler Sebring	658514

1730252005	Chrysler Town & Country 593399
1737051950	Dodge RamXXXXXX
1736771998	Dodge Durango 138355
1735142007	Dodge Grand Caravan 250998
1733782006	Dodge Charger 492490
1732802005	Dodge Grand Caravan 388645
1736202003	Ford Focus 328883
1734921994	Ford Taurus245505
1733691999	Ford Windstar A81915
1733632005	Ford Taurus140374
1732922016	Ford Fiesta 133594
1732761999	Ford Taurus219434
1732501998	Ford Expedition B92784
1732441988	Ford Crown Victoria 145698
1731521994	Ford Econoline B03640
1734381992	Ford F150 A75376
1731491999	GMC Jimmy 536656
1732672000	Homemade TrailerXXXXXX
1737751996	Honda Civic 125152
1736852001	Honda Accord 008775
1735532004	Honda Accord 153238
1733682002	Honda Accord 017602
1732751995	Honda Accord 157724
1732461999	Honda Odyssey 506195
1734262015	Hyundai Elantra 592324
1733992007	Hyundai Tiburon 244125
1733271999	Infiniti QX4 041110
1731262006	Jeep Commander 246359
1736992003	Kia Spectra 213815
1731542001	Lexus ES300 328008

1736662004	Lincoln Navigator J38332
1732741992	Mercedes-Benz 300E 671798
1736622000	Mitsubishi Montero 048723
1733832002	Mitsubishi Lancer 074000
1732521996	Mitsubishi Mirage 025627
1736822006	Nissan Altima 125054
1735792003	Nissan Frontier 458293
1736441998	Oldsmobile 88 818695
1731451989	Plymouth Voyager 255829
1736812004	Pontiac Grand Am 249236
1731382009	Saturn Aura204274
1736651998	Subaru Legacy 318980
1735742008	Subaru Outback 355821
1736672011	Volkswagen Tiguan 526841
1732572002	Volkswagen Passat 123900
1724451981	Volkswagen Rabbit 092780
1727781999	Honda Accord 076153

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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: **08/28/2020:

STOCK VIN	YEAR	MAKE/MODEL
1736941955		Boat Trailer NO VIN
1733721999		Buick Lesabre 482978

1732582006	Chevrolet Malibu	161643
1733732002	Chevrolet Tahoe	1500 219403
1733772007	Chrysler Sebring	505087
1736902008	Chrysler PT Cruiser	193277
1736861999	Dodge Durango	711215
1732561992	Dodge Ram	608618
1739012004	Dodge Stratus	171003
1733712010	Ford Explorer	A14800
1733672007	Ford F150	A13428
1732491984	Ford Thunderbird	110154
1732371998	GMC Jimmy	508618
1732071998	Honda Accord	270103
1734162002	Honda Accord	020782
1736641998	Honda Civic	548825
1736972004	Honda Civic	064834
1732302010	Kia Soul Sport	149428
1736792010	Kia Soul	052224
1734971989	Oldsmobile Delta	88 813190
1738001991	Pontiac Firebird	204340
1737962001	Pontiac Firebird	100643
1739312006	S & H Utility Trailer	053066
1739241969	Skamper Pop Up	915237
1738862001	Subaru Legacy Outback	655611
1738991993	Toyota 4Runner	108078

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**NOTICE OF SALE BY
INTERCEPTOR TOWING & RECOVERY LLC**

P.O. Box 764, Westminster CO80030. Phone: 720-291-3878

The following individuals are hereby notified that their vehicles will be sold at **INTERCEPTOR TOWING & RECOVERY L.L.C.**, P.O. BOX 764, Westminster, CO 80030:

YEAR/MAKE/MODEL	VIN #
1997 Dodge Dakota- White-	305091
1984 Dodge Ram- Brown-	335333

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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 #
2000 GMV Savana Van White	162922
2001 Audi Sedan Silver	081855

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NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at **A - A TOWING, INC.** abandoned vehicle sale: Address: 314 S. Santa Fe Ave., Fountain, CO 80817, Phone: (719) 382-7741.

YEAR/MAKE/MODEL	VIN
1990 Ford F150	B32834

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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Case No. 2020PR30788
In the Matter of the Estate of
RAMONA OLDHAM a/k/a RAMONA S. OLDHAM,
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 28, 2020, or the claims may be forever barred.

AMY MCCORMACK
Personal Representative
22585 Martee Ln
Bend, OR 97701

CHRISTOPHER TURNER, #43245
Attorney for the Personal Representative
Gantenbein Law Firm LLC
POBox 777
Wheat Ridge, CO 80034
Phone 720-593-8295
Fax 303-872-6649
Email christopher@gantenbeinlaw.com
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2020PR30952
In the Matter of the Estate of
BETTY JANE MARTIN, also known as BETTY J.
MARTIN and BETTY 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 28, 2020, or the claims may be forever barred.

DIANA LEE NORTON
Personal Representative
c/o Bryant Ritsick Symons & Ratner LLC
3773 Cherry Creek N. Dr., Ste. 600,
Denver, CO 80209

ELIZABETH A. BRYANT, Esq. Atty. Reg. #: 19699
Attorney for the Personal Representative
Bryant Ritsick Symons & Ratner, LLC
3773 Cherry Creek N. Drive, Suite 600
Denver, CO80209
Phone Number: 720-845-1690
Email: elizabeth.bryant@brsrlaw.com
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court
Case No. 2020PR31066**

In the Matter of the Estate of

**LINDA MAY LENTZ GATES also known as LINDA MAY
LENTZ, LINDA GATES and LINDA LENTZ, 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 8, 2020, or the claims may be forever barred.

KATHRYN M. KAEBLE

Personal Representative

Kaeble Law LLC

14142 Denver West Pkwy. #287'

Lakewood, CO80401

KATHRYN M. KAEBLE, Esq. Atty. Reg. #: 16051

Attorney for the Personal Representative

Kaeble Law LLC

14142 Denver West Parkway, Suite 287

Lakewood, CO 80401

Phone Number:303.877.8921

FAX Number: 303.847.0912

E-mail: kathryn@kaeblelaw.com

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NOTICE OF SHERIFF'S SALE

TO WHOM IT MAY CONCERN:

RE: Sheriff's Sale of Real Property pursuant to Court Order and §38-38-101 *et seq.*, C.R.S.

This is to advise you that a Sheriff's sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to the Order Re: Default Judgment and Decree of Foreclosure issued by the City and County of Denver District Court case number 2019CV34570 captioned DARTMOUTH CONDOMINIUMS ASSOCIATION, INC. v. ESTATE OF ROSARIO LECHUGA, dated June 4, 2020, and §38-38-101 *et seq.*, C.R.S., by the DARTMOUTH CONDOMINIUMS ASSOCIATION, INC., the current holder and owner of a statutory lien against the real property located in the City and County of Denver, State of Colorado. The foreclosure is based on the Declaration of Covenants, Conditions and Restrictions of The Dartmouth Condominiums A Condominium Project Located in the City and County of Denver State of Colorado recorded on October 31, 1983 at Reception #080025 which establishes a lien for the benefit of DARTMOUTH CONDOMINIUMS ASSOCIATION, INC. ("Declaration") **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS** legally described as follows, to wit:

Condominium Unit No. 103, Dartmouth Condominiums, in accordance with and subject to the Declaration of Covenants, Conditions and Restrictions of the Dartmouth Condominiums recorded on October 31, 1983 in Book

2942 at Page 193, and Map recorded on October 31, 1983 in Plat Book 25 at Pages 1, 2 and 3, and any and all amendments and supplements thereto, in the Records of the City and county of Denver, State of Colorado, TOGETHER WITH the right to the exclusive use of Parking Space No. 103, City and County of Denver, State of Colorado.

Also known as 3100 S Federal Blvd #103, Denver CO 80236 ("Property").

You may have an interest in the real property being foreclosed 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 under §38-38-302, C.R.S. or you may have the right to cure a default under the instrument being foreclosed under §38-38-104, C.R.S. In this regard, you may desire and are advised to consult with your own private attorney.

Further, you are advised that the parties liable thereon, the owner of the property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto.

In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights; therefore, you should read and review all the applicable statutes and

laws in order to determine the requisite procedures and provisions which control your rights in the subject property.

The Sheriff's sale has been scheduled to occur at 10:00 a.m. on October 15, 2020, at the front steps of the Denver City and County Building, 1437 Bannock Street, Denver, Colorado 80202.

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:

Tammy M. Alcock, Esq.
Alcock Law Group, PC
19751 E Mainstreet, Suite 225
Parker, CO 80138
303) 993-5400

Judgment is in the amount of \$8743.30.

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

DATED: July 23, 2020

Fran Gomez, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2020PR31064
In the Matter of the Estate of
SUSAN D. ABBOTT, 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 28, 2020, or the claims may be forever barred.

KELLEY A. HOWES
Personal Representative
c/o Barbara E. Cashman, Esq.
Barbara Cashman, LLC
1901 West Littleton Blvd., #215
Littleton, CO80120

BARBARA E. CASHMAN, Esq. Atty. Reg. #: 18332
Attorney for the Personal Representative
Barbara Cashman, LLC
1901 West Littleton Blvd., #215
Littleton, CO80120
Phone Number: 720-242-8133
E-mail: Barb@DenverElderLaw.org
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2020PR265
In the Matter of the Estate of
BERNADINE SHIRLEY HILL,
a/k/a, BERNADINE S. HILL, 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 28, 2020, or the claims may be forever barred.

PHILLIP J. WICKS
Co-Personal Representative
2690 Forest Street
Denver, Colorado 80202
SHONTEL L. OSEI-BOATENG
Co-Personal Representative
1161 South Alton Street, Unit A
Denver, Colorado 80247

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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Case No. 2020PR30841
In the Matter of the Estate of**

**JAMES MALCOLM FERNALD, A/K/A JAMES
FERNALD, AKA JIM FERNALD, 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 Jefferson County, Colorado, on or before December 28, 2020, or the claims may be forever barred.

TANYA CISSELL

Personal Representative

c/o Loren R. Ginsburg, #13937

899 Logan Street, Suite 203

Denver, CO 80203

LOREN R. GINSBURG, Esq. Atty. Reg. #: 13937

Attorney for the Personal Representative

899 Logan Street, Suite 203

Denver, Colorado 80203

Phone Number: 303-837-9284

Fax Number: 303-837-0311

E-mail: ginsburglaw@yahoo.com

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

Case No. 2020PR30829

In the Matter of the Estate of

**JULENE NICOLE CASARES, a/k/a JULENE N.
CASARES, a/k/a JULENE CASARES, 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 Jefferson, Jefferson County, Colorado, on or before November 9, 2020, or the claims may be forever barred.

STEVAN S. CASARES

Personal Representative

c/o Danneil Law, P.C.

2373 Central Park Blvd., Suite 100

Denver, CO 80238

AMY S. DANNEIL, Esq. Atty. Reg. #: 35942

Attorney for the Personal Representative

2373 Central Park Blvd, Suite 100

Denver, CO80238

Phone Number: 303-803-1055

E-mail: amy@danneillawpc.com

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

Case No. 2020PR30403

In the Matter of the Estate of

CREDITH IRENE COHEN, 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 Larimer County,

Colorado, on or before December 28, 2020, or the claims may be forever barred.

ROBERT KRECHTER
Personal Representative
1780 Peregrine Court
Broomfield, CO80020

E. DWIGHT TAYLOR, Esq. Atty. Reg. #: 21435
Attorney for the Personal Representative
The Rocky Mountain Law Group, LLC
8400 E. Prentice Ave., Ste. 1500
Greenwood Village, CO80111
Phone Number:303-597-0202
E-mail: dtaylor@rmlawgrp.com
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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
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2020PR30820
In the Matter of the Estate of
BENJAMIN HERRERA, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the JEFFERSON COUNTY DISTRICT COURT, 100 JEFFERSON COUNTY PARKWAY, GOLDEN COLORADO 80401 on or before