

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

**Denver Probate Court
Case No. 20PR0206**

**In the Matter of the Estate of
EMERSON N. ARCHER, aka EMERSON NICHOLAS
ARCHER, aka EMERSON ARCHER, aka EMERSON
ARCHER ARCHER, 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 7, 2020, or the claims may be forever barred.

MARK ALAN ARCHER
Personal Representative
10865 W., Half Moon Pass
Littleton, CO 80127

First Publication: August 7, 2020

Second Publication: August 14, 2020

Last Publication: August 21, 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 /; 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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**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

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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: lberenato@1626washingtonlaw.com
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**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
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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
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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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

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

Case No. 20C00329

Division Civil, Courtroom 175

Public Notice is given on July 31, 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 GWENDOLYN JEANNE GABRES be changed to GWENDOLYN JEANNE ST. ONGE.

Clerk of the Court, Amber Roth

First Publication: August 7, 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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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
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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: **08/07/2020**:

STOCK	YEAR	MAKE/MODEL
VIN		
1708202005		BMW 325I X10514
1706821998		BMW 323ISH40467
1712212001		Chevrolet Silverado 252459
1711302007		Chevrolet Impala 300728
1711162013		Chevrolet Silverado 251147
1710852004		Chevrolet Impala 437837
1709441994		Chevrolet Cavalier 141409
1709372007		Chevrolet Impala 346828

1709172000	Chevrolet Cavalier	362123
1713702007	Dodge Nitro	678951
1709432008	Dodge Magnum	225884
1705702008	Dodge Ram	152387
1713062002	Ford Taurus	252479
1709451998	Ford Ranger	A08184
1708062014	Ford Fusion	109345
1709391990	GMC Sierra	536695
1709181985	Hewco Trailer	267022
1709262005	Honda Accord	005510
1708162005	Honda Accord	181664
1708151996	Honda Civic	541943
1713611995	Jeep Cherokee	535003
1709552007	Jeep Liberty	665565
1709401998	Lexus ES300	040265
1709092007	Lincoln Mark	J10483
1713232020	Mitsubishi Outlander	018792
1712161996	Nissan Pathfinder	025844
1710292011	Nissan Murano	065785
1709491998	Nissan Maxima	519060
1707032009	Nissan Cube	125822
1706792009	Nissan Altima	152613
1711662008	Saturn Aura	189894
1706762004	Saturn Vue	890815
1713372004	Subaru Outback	619854
1709612005	Subaru Outback	366876
1708221995	Subaru Legacy	337579
1711522009	Toyota Camry	829192
1709192015	Volkswagen Jetta	240846
1709292004	Volvo XC90	067792

1609811992 GMC Vandura 515848
Date of Publication: August 7, 2020
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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: **08/07/2020:

STOCK	YEAR	MAKE/MODEL
VIN		
1709532002	Audi A4 Quattro	307904
1715081995	Buick LeSabre	480915
1712612000	Audi A6	116830
1713902005	BMW X3	D18133
1709521994	Cadillac Deville	312369
1706982012	Chevrolet Captiva	566574
1709271997	Chevrolet Blazer	201970
1714992003	Chevrolet Monte Carlo	317602
1706912004	Chevrolet Trailblazer	391994
1709481998	Chevrolet K1500	182446
1712811973	Dodge Coronet	205364
1714012008	Ford Focus	169614
1712702007	Ford Freestyle	A22166
1715162000	Ford Taurus	270185
1709362002	Ford Taurus	276625
1713651977	GMC C2500 Sierra	735567
1707992003	Honda Civic	559939
1711482005	Jeep Grand Cherokee	675903

1706952008	Jeep Patriot	761012
1715072007	Kia Optima	089599
1713931988	Lincoln Town Car	626354
1713861999	Mercedes Benz	013712
1714451999	Mercedes Benz ML320	140677
1714262005	Nissan Altima	393050
1715062002	Pontiac Grand Am	534731
1714872004	Subaru Forester	763551
1709222007	Suzuki GSX R1000 K7	102648
1713872004	Volkswagen Jetta	080193

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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 Pontiac Grand Prix Black	268183
2011 Lincoln Town Car Black	757727
2000 Toyota Camry white	254201
2000 Nissan Max Blue	016575
1998 Honda CRV Silver	077430

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

**Case No. 2020PR30668
In the Matter of the Estate of
ALICE MARIE CALAWAY, a/k/a ALICE MARIE
SOMMERS CALAWAY, a/k/a MARIE SOMMERS
CALAWAY, a/k/a MARIE S. CALAWAY, a/k/a MARIE
CALAWAY, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before December 7, 2020, or the claims may be forever barred.

KRISTINE CALAWAY

Personal Representative

865 Ironton Street

Aurora, CO80010

BETTE HELLER, Esq. Atty. Reg. #: 10521

Attorney for the Personal Representative

19671 E. Euclid Dr.,

Centennial, CO80016

Phone Number:303-690-7092

FAX Number:303-690-0757

E-mail: bhellersq@comcast.net

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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
360 S. Garfield St., 6th Floor
Denver, Colorado 80209
Phone Number: 303-333-9810
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