

**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2020PR31109**

**In the Matter of the Estate of  
MARGARET GEORGINA ZIER, a/k/a MARGARET G.  
ZIER, a/k/a MARGARET ZIER, 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 January 11, 2021, or the claims may be forever barred.

RANDAL GREGORY ZIER  
Personal Representative  
11616 West Shaffer Place, Unit S-102  
Littleton, Colorado 80127  
303.237.5020

RONALD W. SERVIS, Esq. Atty. Reg. #: 9177  
PATRICIA D. SACHSE, Esq. Atty. Reg. #: 40633  
Attorneys for the Personal Representative  
Servis Law Offices  
11616 West Shaffer Place, Unit S-102  
Littleton, Colorado 80127  
Phone Number: 303.237.5020  
FAX Number: 303.232.7809  
E-mail: Patti@sachse-Law.com  
First Publication: September 11, 2020  
Second Publication: September 18, 2020  
Last Publication: September 25, 2020  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Case No. 2020PR30263**

**In the Matter of the Estate of  
INA MAE GWIN a/k/a INA M. GWIN a/k/a INA MAE  
HAWK a/k/a INA MAE BROWN a/k/a INA MAE  
FRAGALE, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Boulder, County, Colorado, on or before January 4, 2021, or the claims may be forever barred.

KATHY L. ROUSE  
Personal Representative  
5917 Boothe Drive  
Firestone, CO80504

CHRISTOPHER TURNER, Esq. #43245  
Attorney for the Personal Representative  
Gantenbein Law Firm  
PObox 777  
Wheat Ridge, CO80034  
Phone Number: 720-593-8295  
FAX Number: 303-872-6649  
First Publication: September 4, 2020  
Second Publication: September 11, 2020  
Last Publication: September 18, 2020  
Published: Intermountain Jewish News

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  
First Publication: August 21st, 2020

Last Publication: September 18th, 2020  
Published: Intermountain Jewish News

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

**Case No. 20C000473**

**Division Civil, Courtroom 175**

Public Notice is given on August 28, 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 GENEVA LYNETTE CAMPOS-LUNA be changed to GENEVA LYNETTE LUNA.  
Clerk of the Court

First Publication: September 4, 2020

Second Publication: September 11, 2020

Last Publication: September 18, 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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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2020PR31080  
Division 3  
In the Matter of the Estate of  
ETHYL JEANNE BOWSER, 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 January 18, 2021, or the claims may be forever barred.

SUSAN M. NEUMANN  
Personal Representative  
c/o 5350 S. Roslyn St., Ste. 100  
Greenwood Village, CO 80111

DENISE HOFFMAN WHITE, Esq., Atty. Reg. #33143  
JOSEPH A. ORRINO, Esq., Atty. Reg. #50499  
Attorneys for the Personal Representative  
Hoffman Nies Dave & Meyer, LLP  
5350 South Roslyn Street, Suite 100  
Greenwood Village, CO 80111  
First Publication: September 18, 2020  
Second Publication: September 25, 2020  
Last Publication: October 2, 2020  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2020PR31029  
In the Matter of the Estate of  
GRAYDON DAVID LUTES, a/k/a GRAYDON D. LUTES,  
GRAYDON LUTES, GRAYDEN DAVID LUTES, DAVID  
GRAYDEN LUTES, and GRAYBON D. LUTES,  
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 January 25, 2021, or the claims may be forever barred.

KATHY L. BEDNARZ  
Personal Representative  
2 Ingram Road  
Hopatcong, NJ 07843-1332

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  
E-mail: suzy@srhassoc.com  
E-mail: barbara@srhassoc.com  
First Publication: September 18, 2020

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Last Publication: October 2, 2020  
Published: Intermountain Jewish News

**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  
First Publication: August 21, 2020

Last Publication: September 18, 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: **09/18/2020**:

STOCK	YEAR	MAKE/MODEL
VIN		
1756822005	Audi S4	055010
1755552005	Audi A4	045618
1754372005	Buick Century	137739
1759672004	Chevrolet Trailblazer	250180
1758261995	Chevrolet K1500	270692
1756982005	Chevrolet Cobalt	563885
1756102008	Chevrolet Equinox	316226
1755772000	Chevrolet Lumina	356729
1754511999	Chevrolet Blazer	205171
1760282003	Chrysler Town & Country	259919
1756961997	Dodge Ram 1500	125958
1758842007	Ford Edge	B44105
1758792007	Ford Taurus	148545
1756871998	Ford Taurus	200443
1754331999	Ford Explorer	A15056
1757671997	Hawkeye Trailer	215890
1756922008	Honda Civic	024521
1756912007	Honda Accord	003565
1755741998	Honda Accord	136221



1755681993	Honda Civic	003272
1755622001	Honda Accord	011162
1755031998	Honda Civic	011790
1758672001	Hyundai Elantra	173841
1755692011	Hyundai Elantra	126083
1759812007	Jeep Grand Cherokee	627930
1758832009	Jeep Compass	228718
1757232000	Lincoln LS	857244
1755822012	Lincoln MKZ	839932
1755652005	Mazda 3	298394
1754192004	Mazda 6	N25764
1759581981	Mercedes-Benz 380SL	004572
1755611999	Mercedes-Benz SLK230	108604
1755472004	Mercury Grand Marquis	685624
1757972005	Mitsubishi Endeavor	013511
1759802000	Nissan Altima	214604
1759641996	Nissan Maxima	131745
1754201989	Nissan D21	370804
1755462002	Pontiac Sunfire	405604
1754211987	Skamper Camper	220370
1759632004	Toyota Matrix	270629
1759572009	Toyota Corolla	106183
1756732001	Toyota Sienna	390452
1756232007	Toyota Solara	131818
1755752009	Toyota Matrix	046228
1754351991	Toyota Camry	055661

Date of Publication: September 18, 2020

Published: Intermountain Jewish News

DISTRICT COURT, CITY AND COUNTY OF DENVER,  
COLORADO  
1437 Bannock Street  
Denver, Colorado 80202

Case No: 02DR2042

Division: 320

In re the Matter of:

Petitioner: ERIKA L. MOUSER,

and

Respondent: BRETT D. MOUSER

Intervenor: ARAPAHOE COUNTY DEPARTMENT OF  
HUMAN SERVICES,

Assignee/Judgment Creditor: MAYFLOWER CAPITAL  
COMPANY PROFIT SHARING PLAN.

#### **SHERIFF'S NOTICE OF SALE**

TO WHOM IT MAY CONCERN:

RE: Sheriff's Sale of Real Property pursuant to a Judgment entered on January 17, 2020 in favor of Erika L. Mouser against Brett D. Mouser ("Judgment Debtor") in the original amount of \$278,692.52 plus interest at the statutory rate, plus costs from the date of entry, a Transcript of Judgment recorded on January 21, 2020 as Reception No. 2020008325 of the real property records for the City and County of Denver, and a Writ of Execution from the District Court for the City and County of Denver, Colorado, issued on May 19, 2020, in favor of Mayflower Capital Company Profit Sharing Plan, as Assignee of Erika L. Mouser, directing the Denver County Sheriff to satisfy the Judgment by levy and execution, and pursuant to and C.R.S. § 38-38-101 et seq.

The principal and interest due and owing on the Judgment as of July 22, 2020 is as follows:

Principal: \$278,692.52

Interest (12% per annum) 187 days x \$91.62  
=\$17,132.94

Total \$295,825.46

This is to advise you that a Sheriff's Sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to the above-referenced documents.

**PLEASE BE ADVISED THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON REAL PROPERTY commonly known as 1045 West 45th Avenue, Denver, Colorado 80211 and as legally described in the attached "Exhibit A."**

The real Property to be sold and described herein is not all the Property that is currently encumbered by the Judgment.

THE JUDGMENT DEBTOR MAY NOT OWN FEE SIMPLE TITLE TO THE REAL PROPERTY AND RETAINS an undivided 50% interest IN THE REAL PROPERTY. YOU ARE ADVISED TO REVIEW THE REAL PROPERTY RECORDS OF THE ARA COUNTY CLERK AND RECORDER IN ADVANCE OF THE SALE OF THE REAL PROPERTY.

#### **NOTICE OF SALE**

Notice is hereby given, that I will at 10:00 a.m. on November 12th, 2020 at the front steps of the City and County Building, 1437 Bannock Street, Denver, Colorado 80202, sell to the highest and best bidder, the Real Property described above, and all interest of the

Judgment Debtor and his heirs and assigns, for the purpose of paying the Judgment amount entered herein, and will deliver to the purchasers 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 Statutes as a result of said Sheriff's Sale. You may have the right to redeem said Real Property or you may have the right to cure a default of the Judgment being foreclosed. A copy of the statutes which may affect your rights are attached hereto.

The name, address and telephone number of the attorney representing holder of the Judgment is:

Harvey L. Kramer, Esq., Reg. No. 31239

Kramer Law LLC

4101 E. Louisiana Ave., Suite 108

Denver, CO 80246

(303) 282-4342

Email: hkramer@kramlaw.com

Attached hereto are copies of certain Colorado Statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and may create a personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure proceeding.

Intent to cure or redeem, as provided by the aforementioned laws, must be directed to or conducted at the Office of the Denver County Sheriff, Civil Division,

201 West Colfax, 1st Floor Atrium, Denver, Colorado 80202.

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

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

DATED: August 20, 2020.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

First Publication: September 18, 2020

Last Publication: October 16, 2020

Published: Intermountain Jewish News

**NOTICE OF SALE BY  
CAST IRON RECOVERY**

**4877 Pearl St.**

**Denver, CO 80216**

**Phone: 303-292-1542**

The following individuals are hereby notified that their vehicle will be sold at **CAST IRON RECOVERY**, 4877 Pearl Street, Denver, Colorado 80216:

<b>YEAR/MAKE/MODEL</b>	<b>VIN #</b>
<b>1997 Honda Odyssey -</b>	<b>000453</b>
<b>2000 Jeep Cherokee -</b>	<b>349619</b>
<b>2000 Subaru Legacy -</b>	<b>662129</b>
<b>2001 Subaru Outback -</b>	<b>667408</b>
<b>2004 Kia Spectra -</b>	<b>035227</b>

**2004 Dodge Stratus - 145935**

**2005 Chevrolet Equinox - 023236**

**2007 Mazda CX7 - 124711**

**2008 Suzuki XL7 - 106458**

**2010 Kia Forte - 831472**

**2013 GMC Acadia - 248327**

**2013 Ford F150 - B68429**

Date of Publication: September 18, 2020

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DISTRICT COURT, CITY AND COUNTY OF DENVER

STATE OF COLORADO

1437 Bannock Street

Denver, CO 80202

Case Number: 15CV32461

Division/Courtroom: 259

**Plaintiffs: AMERITAX PLUS LIMITED, a British Virgin Islands corporation; and DIRK H. ROMMESWINKEL, an individual,**

**v.**

**Defendants: DENICE Y. FOSTER-HARRIS, individually and as the Personal Representative of the Estate of John Charles Harris; et al.**

**SHERIFF'S NOTICE OF LEVY**

**TO: DEFENDANT DENICE FOSTER-HARRIS:**

You are hereby notified that pursuant to and under the authority of a writ of execution issued by the Clerk of the District Court of the City and County of Denver, certain real property owned by you is being held or taken to pay the claim of the Plaintiffs listed above.

The real property being held or taken is: the West 64 feet of Lot 9, and the West 64 feet of Lot 8, and the West 64 feet of the South 7.5 feet of Lot 7, Block I, Monaco Subdivision, City and County of Denver, State of Colorado; together with all improvements thereon.

Also known as: 6585 E. Nevada Place, Denver, Colorado 80224.

You have legal rights which may prevent all or part of your property from being taken. That part of the property which may not be taken may be exempt property under Colorado law. If the property which is being withheld from you includes any exempt property, you must file a written claim of exemption with the Clerk of the Court within fourteen (14) days of receiving this Notice of Levy or, if served by publication, within fourteen (14) days after service thereof. The written claim of exemption must describe which property you think is exempt, and the reason that you believe it is exempt.

Your failure to file a claim of exemption within fourteen (14) days of service of this Notice of Levy is a waiver of your right to file.

Elias Diggins, Sheriff  
City and County of Denver  
BY: Deputy Sheriff Sergeant R. Line  
State of Colorado, County of Denver

DISTRICT COURT, DENVER COUNTY, COLORADO  
Court Address: Denver City and County Building  
1437 Bannock St. Rm 245

Denver, CO80202-0000

Case Number: 15CV-032461

Div.: 259

Plaintiff: AMERITAX PLUS LTD, et al

Defendant: FOSTER HARRIS, DENICE Y., et al

WRIT OF EXECUTION

Original Judgment Amount: \$2,816,020.66. Judgment Date: August 3, 2015

Revived Judgment Amount: \$.00. Judgment Date:

Judgment Status: UNSATISFIED

Additional Remarks:

NPT 7/8/15 BY ORD DTD 8/3/15. PLUS POST JUDG INT THE RATE OF 4.25% PER ANNUM FROM 5/15/15 JOINTLY AND SEVERALLY. CREDITORS NAME CHANGED FROM AMERITAX PLUS LTD & DIRK ROMMESWINKEL TO RYLEY CARLOCK & APPLEWHITE PC PER ASSIG. 6/23/20.

Debtor(s): DENICE Y FOSTER HARRIS, 6585 E. NEVADA PLACE, DENVER, CO 80224 DENICE Y FOSTER HARRIS AS PR EST OF JOHN C HARRIS PEPE JOSE DELGADO COLON, C/O JOYMARK INTERNATIONAL, 120 DES VOEUX ROAD CENTRAL, SUITE 402, HONG KONG, XX ANTONIO COLON, 10000 S. WENTWORTH AVE, CHICAGO, IL 62628 GREEN CONTRACTORS LLC, 200 S. MICHIGAN ST. STE 201, CHICAGO, IL 60604 JOYMARK INTERNATIONAL MULTIFORM TRUST FO, 300 S. FOURTH ST. 11TH FL, LAS VEGAS, NV 89101

Creditor(s): RYLEY CARLOCK AND APPLEWHITE PC

Balance of Judgment to Date: \$2,816,020.66

To the Sheriff of Denver County, You are commanded to satisfy the above judgment plus **interest and costs** executing against any property legally subject to levy of the above-named judgment debtor(s) and to return this execution within 90 days from the date of issue, unless sale is pending under levy made.

Judgment Amount: \$2,816,020.66 Judgment Date:  
August 3, 2015.

DATE: June 26, 2020

Sabra Millett

Clerk of Court

DISTRICT COURT, DENVER COUNTY

BY Deputy Clerk

**CERTIFICATE OF LEVY**

State of Colorado, County of Denver

I, Elias Diggins, Sheriff of Denver County, Colorado, do hereby certify by virtue of certain Writ of Execution directed to me from the District Court, Denver County, State of Colorado, Case No. 15CV032461, in favor of Ryley Carlock & Applewhite, PC and against Denice Foster-Harris, dated June 26th, 2020, I did this day levy the following real estate to wit:

the West 64 feet of Lot 9, and the West 64 feet of Lot 8, and the West 64 feet of the South 7.5 feet of Lot 7, Block I, Monaco Subdivision, City and County of Denver, State of Colorado.

Also known as: 6585 E. Nevada Place, Denver, Colorado 80224.

Executed on August 11, 2020

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

State of Colorado County of Denver (Notarization no longer required in Colorado per Statute 38-35-106 C.R.S.)

Current Mailing Address:

Judgment Creditor:

Ryley Carlock & Applewhite

*clo* F. Brittin Clayton III

Jones & Keller

1999 Broadway, Ste. 3150

Denver, CO 80202

Judgment Debtor:

Denice Foster-Harris

6585 E. Nevada Place

Denver, CO 80224

First Publication: September 18, 2020

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**NOTICE TO CREDITORS BY PUBLICATION**

**PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court**

**Case No. 2020PR30943**

**In the Matter of the Estate of**

**NORMA ANN SANDS, also known as NORMA A. SANDS, NORMA SANDS, NORMA BRUSTUEN SANDS and as NORMA B. SANDS, 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 January 4, 2021, or the claims may be forever barred.

TIMOTHY LEGREID

Personal Representative

c/o M. Lisa Clore, Esq.

Lisa Clore, LLC

5500 Greenwood Plaza Blvd., Suite 130

Greenwood Village, CO80111

M. LISA CLORE, Esq. Atty. Reg #:40302

Attorney for the Personal Representative

Lisa Clore, LLC

5500 Greenwood Plaza Blvd., Suite 130

Greenwood Village, CO80111

Phone Number: 720-457-4451

Email: lisa@lisaclore.com

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

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

**YEAR/MAKE/MODEL VIN #**

**2003 Ford Ranger - A67347**

**1978 GMC 3500 - 519085**

**1998 Ford Escort - 164397**

**2001 Kia Sportage - 054901**

**1998 Ford Expedition - A80874**

**1996 Pontiac Grand Prix - 252349**

**1999 GMC Sierra - 527978**

**2004 Hyundai Tuscani - 113224**

**2001 Volkswagen Jetta - 187393**

**2007 Nissan Altima - 186531**

**2018 Volkswagen Golf - 252274**

**2009 International CF5 - 101531**

**2004 Harley Davidson Motorcycle - 609356**

**1998 Honda Civic - 080342**

**1993 Audi S4 - 039271**

**2001 Mitsubishi Galant - 068009**

**1999 Jeep Cherokee - 641931**

**1978 Pace Arrow MotorHome - 8S7316**

**2004 Mitsubishi Endeavor - 002697**

**1999 Volkswagen Beetle - 406421**

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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: **09/18/2020**:

<b>STOCK VIN</b>	<b>YEAR</b>	<b>MAKE/MODEL</b>
1757042007	Audi A4	151143
1755722004	BMW X5	U30695
1759562002	Buick Park Ave	135456
1754792003	Chevrolet Impala	432732
1761921995	Dodge Intrepid	546966
1755861996	Dodge Ram 1500	102979
1756782002	Ford F150	D31292
1759722015	Ford Focus	368792
1755542000	Ford Mustang	173050
1755331996	Ford Ranger	A43101
1757762006	Ford Ranger	A29726
1761952001	GMC Yukon	296320
1754252004	Infiniti G35	815845
1759512006	Kia Sorento	529292
1755731997	Lexus LS 400	077656
1760712004	Mazda 6	N90598
1761812008	Mazda 3	795112
1755602001	Mazda MPV	183107
1759541985	Mercedes Benz 380 SE	151274
1755641994	Nissan King Cab Truck	316874
1759622002	Saturn SC2	202497
1760732003	Subaru Legacy	211243
1756832003	Suzuki XL7	104984
1761902004	Toyota Corolla	277119
1760892017	Volkswagen Tiguan	002195

1762142002 Volvo S60 183483  
1753162018 Jeep Gr. Cherokee Laredo  
119378

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### **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>2005 Chrysler PT Cruiser -</b>	<b>514464</b>
<b>2002 Volkswagen Passat -</b>	<b>119176</b>
<b>2000 Dodge Grand Caravan -</b>	<b>740896</b>
<b>2008 Toyota Corolla -</b>	<b>945607</b>
<b>2004 Toyota Camry -</b>	<b>907952</b>
<b>1993 Mitsubishi -</b>	<b>023149</b>
<b>2019 Hyundai Accent -</b>	<b>052160</b>
<b>2004 BMW X5 -</b>	<b>U28369</b>
<b>1978 Kawasaki -</b>	<b>E11454</b>

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### **DISTRICT COURT, COUNTY OF DENVER, STATE OF COLORADO**

**CASE NO. 2020CV031010 DIV. 414**

**Plaintiff: THE OAK PARK CONDOMINIUMS ASSOCIATION, INC., a Colorado non-profit corporation vs.**

**Defendants: BRIAN L. HARROD; MATTHEW J. TRUJILLO; BANKERS INSURANCE COMPANY; and DEBRA JOHNSON as the DENVER COUNTY PUBLIC TRUSTEE**

**NOTICE OF SHERIFF'S SALE**

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to the Denver County District Court's Order for Entry of Default Judgment and Decree of Foreclosure dated June 22, 2020, and C.R.S. § 38-38-101 et seq., by The Oak Park Condominiums Association, Inc. ("Association"), the current holder of a statutory and contractual lien. The judicial foreclosure is based on a default the Amended and Restated Condominium Declaration of Covenants, Conditions and Restrictions of Oak Park Condominiums, recorded with the Denver County Clerk and Recorder on April 23, 2010, at Reception No. 2010044645 ("Declaration"). The Declaration, as recorded, establishes a lien for the benefit of The Oak Park Condominiums Association, Inc., **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS** legally described as follows:

Also known by street number as 10150 East Virginia Avenue, Unit 13-101, Denver, CO 80247 ("Property").

The Property being foreclosed is all of the property encumbered by the Association's lien. 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. 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.

The Sheriff's sale has been scheduled to occur at 10:00 A.M., on the 29th day of October, 2020, at the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, CO 80202; telephone number 720-865-9556. At the sale, the Sheriff will sell the above described real property and improvements thereon to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in or to said real property in connection with this sale.

**BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID AT THE TIME OF SALE.**

The name, address, and telephone number of the attorney representing the Plaintiff is: Travis B. Keenan, #41354, Vial Fotheringham LLP, 12600 W. Colfax Ave. Ste. C200, Lakewood, CO 80215; telephone: 720-943-8811.

DATED at Denver County, Colorado, this 5TH, day of July, 2020.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

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