

**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
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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 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

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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**
First Publication: August 21st, 2020
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**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
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. 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 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
First Publication: August 21, 2020
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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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**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 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 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.
YEAR/MAKE/MODEL VIN #
1995 Jayco Pop Up Camper - 07655
Date of Publication: September 4, 2020

Published: Intermountain Jewish News

**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

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: **09/04/2020**:

STOCK VIN	YEAR	MAKE/MODEL
1740381996		Audi Quattro 093516
1743612006		BMW 330XIV62819
1741762011		BMW 535XI338017
1737972006		BMW X5 Y40128
1741641994		Chevrolet S10 134183
1740431978		Chevrolet Coachman 100302
1739301996		Chevrolet Metro 748447
1735751992		Chevrolet G20 104498
1742302006		Chrysler 300 362962
1743162001		Dodge Ram212361
1740451994		Dodge Shadow 243068
1739211973		Dodge B30 025901
1745722004		Ford Explorer B23863
1744722003		Ford Focus 168931
1744532006		Ford Fusion204251
1744441998		Ford Explorer A50519
1742952001		Ford Focus 379192
1742532001		Ford Focus 144019
1741541995		Ford Probe 159286
1739392006		Ford F250 A24727
1739181990		Ford Econoline B37677
1740551977		GMC Vandura 524045

1745311986	Homemade Camper	XXXXXX
1745661987	Honda Accord	019006
1740962001	Honda Accord	069138
1740411993	Honda Accord	010285
1739912001	Honda Civic	027853
1739321976	Honda 250	010074
1738101999	Honda Accord	153574
1737852008	Honda Pilot SE	026560
1745262005	Hyundai Santa Fe	988878
1740162012	Hyundai Sonata	388164
1740802004	Jeep Grand Cherokee	409530
1739372003	Jeep Grand Cherokee	565977
1745222007	Kia Sorento	754578
1746662016	Mazda CX-5	814634
1732452003	Mazda 6	M11661
1743592000	Mercury Villager	J01085
1742992007	Nissan Versa	357112
1731532006	Nissan Altima	392111
1739081997	Oldsmobile Cutlass	350359
1739112004	Pontiac Aztek	568747
1738772005	Pontiac Sunfire	120968
1744852004	SAAB 93	043901
1744302004	SAAB 93	050983
1741602000	Subaru Outback	660071
1740442007	Suzuki VL800	100321
1741552007	Toyota Tundra	450586
1740491995	Toyota Tercel	087256
1740392002	Toyota Camry	018628
1737862000	Toyota Corolla	359836
1736801994	Toyota Short	303981

1745602000 Volkswagen Jetta 136922
1743502012 Volkswagen Jetta 081208
1739452002 Volvo S80 279806
1738032001 Volvo V70 023976

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Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Klaus' Towing abandoned vehicle sale: Address: 3880 Wabash Street, Colorado Springs, Colorado, 80906, Phone: (719) 391-0600.
Sale Date: **09/04/2020:

STOCK VIN	YEAR	MAKE/MODEL
1739432003	Buick Century	293187
1745682007	Buick Lacrosse	136164
1740501998	Cadillac Deville	795517
1745471994	Chevrolet S10	140911
1741362005	Dodge Neon	180412
1746651998	Ford Escort 100910	
1741381994	Ford Explorer	D65279
1741511993	Ford F250	A42943
1739412001	Ford F150	E14664
1739422006	Ford Fusion	205768
1741442006	Ford Ranger	A24052
1745491995	GMC Jimmy	543332
1740931999	GMC Savana	142243
1740421995	Honda Civic	539597
1742461998	Honda CRV	084706

1740541987 Isuzu Pup Regular Cab PK
707696
1745571997 Jeep Grand Cherokee 553348
1738192000 Jeep Grand Cherokee Laredo
338416

1745462006 Kia Rio 081952
1746812005 Mercury Sable 626673
1744562002 Mitsubishi Galant 157310
1741531995 Nissan Maxima 084265
1745611993 Nissan Sentra 510266
1743671997 Nissan Sentra 019693
1739562000 Pontiac Sunfire 363409
1746362003 Suzuki Aerio 170382
1741332001 Toyota Camry 095973
1743411998 Toyota Corolla 019999
1743602000 Toyota Corolla 326573
1724032006 Dodge Ram601282
1731601998 Nissan 200 507023

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NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **DEN Towing Specialists, LLC**, abandoned vehicle sale: Address: 9339 E. 96th Ave, Henderson, CO 80640, Phone: 303-859-5522.

YEAR/MAKE/MODEL	VIN
1982 W-W Trailers 2-Horse	100562
1980 Pontiac Trans Am	147262

1999 Kawasaki VN800 503395
2008 Pontiac G6 204630
1994 Chevrolet P30 311870
2005 Volvo S40 048732
1976 Mitchell Camper 211106
1999 Kenworth T800 792880
2000 Ford Expedition A64528
2004 Chevrolet Impala 187877
2009 LEXUS IS250 028106
Date of Publication: September 4, 2020
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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
First Publication: August 28, 2020
Second Publication: September 4, 2020
Last Publication: September 11, 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
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Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 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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**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
Published in: The Intermountain Jewish News
First Publication: September 4, 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

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For originals (print version), contact (303) 861-2234

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