

**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Case No. 2020PR030081  
In the Matter of the Estate of  
MICHAEL TYMKOVICH, JR., Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Broomfield, County, Colorado, on or before January 25, 2021, or the claims may be forever barred.

TIMOTHY M. TYMKOVICH  
Personal Representative  
1823 Stout Street  
Denver, CO80202

JOHN T. SNOW, Esq. Atty. Reg. #: 34957  
Attorney for the Personal Representative  
Hackstaff & Snow, LLC  
1601 Blake St. #310  
Denver, CO80202  
Phone Number: (303) 534-4317  
FAX Number: (303) 534-4309  
E-mail: js@hackstafflaw.com  
First Publication: September 25, 2020  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
District Court of Arapahoe County**

**Case No. 20PR30852  
In the Matter of the Estate of  
JERRY L. LITTLE, 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 January 25, 2021, or the claims may be forever barred.

CHARLES GOLDING, JR.  
Personal Representative  
2181 Terraridge Drive

Highland Ranch, Colorado 80126

MARTIN J. PLANK, Esq. Atty. Reg. #: 19928  
Attorney for the Personal Representative  
Martin J. Plank, P.C.  
3900 E. Mexico Avenue, #1300  
Denver, Colorado 80210  
Phone Number: (303) 584-0990  
FAX Number: (303) 584-0995  
E-mail: mplank@martinplankpc.com  
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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**

The following individuals are hereby notified that their abandoned vehicles are to be sold at **JDS TOWING, LLC**, PUC: T-04685, Address: 18700 Smith Road, Aurora CO80011, Phone: 720-415-7236.

**Year/Make/Model Vin #**

2009 Ford Fusion -White 168448

2007 Pontiac G6 -Black 182582

2006 Kia Optima -White 465551

Date of Publication: October 2, 2020

Published: Intermountain Jewish News

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 party 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  
c/o 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.  
District Court Douglas County, Colorado  
Case No. 20PR30363  
In the Matter of the Estate of  
ROLLAND LEON SOWELL, AKA ROLLAND L.  
SOWELL, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Douglas County, Colorado, on or before February 2, 2021, or the claims may be forever barred.

JACQUELINE L. SOWELL  
Personal Representative  
23850 E. Tansy Drive  
Aurora, CO 80016

MICHELLE ADAMS, Esq. Atty. Reg. #: 29163  
Attorney for the Personal Representative  
Law Office of Michelle Adams, LLC  
2373 Central Park Blvd, Suite 100  
Denver, CO 80238  
Phone Number:(720) 432-9685  
E-mail: madams@coloradofamilylegacy.com  
First Publication: October 2, 2020

Second Publication: October 9, 2020  
Last Publication: October 16, 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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**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

Last Publication: October 2, 2020

Published: Intermountain Jewish News

**Notice to First Mortgagees of Units within the Teatro Tower Residences Condominium Association, Inc.**

RE: Original Notice Dated August 17, 2020

The Teatro Tower Residences Condominium Association, Inc. ("Association") hereby provides notice to First Mortgagees of Units located in the Association, of the proposed conveyance of a 668.22 square foot section of Common Element Hallway to the owner of Units 4400 and 4450 as a Limited Common Element ("Proposed Action"). In addition to First Mortgagee approval, at least sixty-seven percent (67%) of the Owners in the Association have consented to the Proposed Action. Consistent with the requirement for lender approval in the Teatro Tower Residences Condominium Declaration, the

Association requests your approval of the Proposed Action.

**THE PROPOSED ACTION DOES NOT AFFECT THE PRIORITY OR TERMS OF YOUR DEED OF TRUST.**

Your approval of the Proposed Action does not require any action or response, and will be considered approved in the absence of a negative response delivered by you within sixty days after the date of the Original Notice.

You may more information regarding the Proposed Action by submitting your written request to Winzenburg, Leff, Purvis and Payne, LLP, 8020 Shaffer Parkway, Suite 300, Littleton, CO 80127.

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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

**PUBLIC NOTICE OF PETITION FOR CHANGE OF  
NAME  
Case No. 20C00598**

Public Notice is given on September 22, 2020 that a  
Petition for a Change of Name of a Minor Child was filed  
with the Denver County Court.  
The Petition requests that the name of MOHAMED  
NEGASH JAMAL be changed to MOHAMED AHMED  
JAMAL.  
Clerk of the Court  
First Publication: September 25, 2020  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2020PR31000  
In the Matter of the Estate of  
ALICE R. AUBREY, ALSO KNOWN AS ALICE  
AUBREY, AND ALICE REBECCA REYNOLDS  
AUBREY, 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.

JAMES R. AUBREY  
Personal Representative  
2337 Ash Street  
Denver, Colorado 80207

SUZANNA WASITO TIFTICKJIAN, Atty. Reg. #31092  
Attorney for the Personal Representative  
Suzanna Wasito Tiftickjian, LLC  
338 S. Williams Street, Denver, CO80209  
Phone Number:303-991-4676  
Email: [suzie@denverlegacylaw.com](mailto:suzie@denverlegacylaw.com)  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court  
Case No. 2020PR31006  
In the Matter of the Estate of  
ALBERT GEORGE SNYDER a/k/a A. GEORGE  
SNYDER, 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.

LINDA MCGUIRE  
Personal Representative  
866 Milwaukee Street  
Denver, CO 80206

MICHELLE MCCARTHY, Esq. #44525  
TYLER MURRAY, Esq. #41277  
Attorneys for the Personal Representative  
Murray and McCarthy Law  
3570 E. 12th Avenue, Suite 100  
Denver, CO 80206  
Phone: 720-432-5619  
Fax: 720-368-5230  
Email: tyler@mmcoloradolaw.com  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.**

**Case No. 2020PR30923  
In the Matter of the Estate of  
HARRY FRANK STATHOS A/K/A HARRY F. STATHOS  
A/K/A H.F. STATHOS, 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 January 25, 2021, or the claims may be forever barred.

THEODORE H. STATHOS  
Personal Representative  
c/o Mr. Andrew Stathopoulos, Esq.  
Stathopoulos & Associates, P.C.  
6900 E. Belleview Ave., Suite 350  
Greenwood Village, CO 80111

ANDREW STATHOPOULOS, Esq., Atty. Reg. #15251  
Attorney for the Personal Representative  
Stathopoulos & Associates, P.C.  
6900 E. Belleview Ave., Suite 350  
Greenwood Village, CO80111  
Phone Number:(303) 773-1500  
Fax Number:(303) 773-1722  
First Publication: September 25, 2020  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Denver Probate Court**

**Case No. 2020PR031153**

**In the Matter of the Estate of  
RUTH MAHLER FRESHMAN, A/K/A RUTH M.  
FRESHMAN, A/K/A RUTH FRESHMAN, 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 26, 2021, or the claims may be forever barred.

JULIEBETH FRESHMAN  
Personal Representative  
2215 N. Williams Street  
Denver, CO 80205  
(303) 868-6088

JEREMY P. COHEN, Esq., Atty. Reg. #: 15942  
Attorney for the Personal Representative  
Burns, Figa & Will, P.C.  
6400 S. Fiddlers Green Circle, Ste. 1000  
Greenwood Village, CO 80111  
Phone Number: (303) 796-2626  
FAX Number: (303) 796-2777  
E-mail: jcohen@bflaw.com  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Denver Probate Court**

**Case No. 20PR0322**

**In the Matter of the Estate of  
ARLENE FRANCES WEISSMANN aka ARLENE B.  
WEISSMANN aka ARLENE F. WEISSMANN,  
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 February 28, 2021, or the claims may be forever barred.

PAUL WEISSMANN  
Personal Representative  
1097 Eagle Ct.  
Louisville CO 80027

First Publication: October 2, 2020  
Second Publication: October 9, 2020  
Last Publication: October 16, 2020  
Published: Intermountain Jewish News

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

**Denver Probate Court  
Case No. 20PR31041**

**In the Matter of the Estate of  
ELDON L. CAMPBELL, a/k/a ELDON LEE CAMPBELL,  
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 February 2, 2021, or the claims may be forever barred.

NANCY SLAWN  
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  
First Publication: October 2, 2020  
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DISTRICT COURT, Denver COUNTY, STATE OF  
COLORADO

CIVIL ACTION NO. 2020CV030835  
DIVISION NO. 414  
**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY**

Plaintiff, Westchester South Assoc. Of Condo. Owner,  
Inc.  
v.

Defendants, THEODORE J. GEE; , as DENVER Public  
Trustee

Regarding: Unit 22, Building 4, Westchester  
Condominiums South according to the Map thereof filed  
for record in Condominium Book 10 at Page 25 through  
57 inclusive in accordance with and subject to the  
Declaration of Condominium of Westchester  
Condominiums South, recorded in Book 1843 at Page  
484 through 580 inclusive, City and County of Denver,  
State of Colorado.

Also known as: 4645 S Lowell Blvd, #E, Denver, CO  
80236

TO THE ABOVE NAMED DEFENDANTS, Please take  
notice:

You and each of you are hereby notified that a Sheriff's  
Sale of the referenced property is to be conducted by the  
Civil Division of the Sheriff's Office of Denver County,  
Colorado at 10:00 A.M., on the 26th, day of November  
2020, at the front steps of the City and County Building,  
1437 Bannock Street, Denver, Colorado 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.

**\*\*BIDDERS ARE REQUIRED TO HAVE CASH OR  
CERTIFIED FUNDS SUFFICIENT TO COVER THEIR  
HIGHEST BID AT TIME OF SALE. CERTIFIED FUNDS  
MUST BE MADE PAYABLE TO THE DENVER  
DISTRICT COURT REGISTRY \*\***

Further, for the purpose of paying off, curing default or redemption, as provided by statute, intent must be directed to or conducted at the above address of the Civil Division of the Sheriff's Department of Denver County, Colorado.

**PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY.**

**NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM**

RE: Sheriff's Sale of Real Property pursuant to Order and Decree of Foreclosure 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 a Court Order and Decree dated July 30, 2020, and C.R.S. 38-38-101 et seq., by Westchester South Assoc. Of Condo. Owner, Inc., the current holder of a lien recorded on April 15, 2020 at Rec. No. 2020051850, in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The judicial foreclosure is based on a default under the Declaration of Covenants, Conditions, and Restrictions of Westchester South Assoc. Of Condo. Owner, Inc., recorded on February 11, 1979 at Reception No. 080382 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The Declaration and notices, as recorded, establish a lien for the benefit of Westchester South Assoc. Of Condo. Owner, Inc., **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS.**

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. Any Notice of Intent to Cure must be filed no later than fifteen (15) calendar days prior to the date of the foreclosure sale. 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.

DATED in Colorado this 8th day of September, 2020.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

ATTORNEY FOR THE PLAINTIFF:

ORTEN CAVANAGH HOLMES & HUNT, LLC  
1445 Market Street, Suite 350  
Denver, CO 80202  
First Publication: October 2, 2020  
Last Publication: October 30, 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: **10/02/2020**:

<b>STOCK VIN</b>	<b>YEAR</b>	<b>MAKE/MODEL</b>
1771021998	Acura TL	003472
1771072004	Audi A4	059658
1769072004	Buick LeSabre	257183
1768952005	Buick Terraza	217281
1773072004	Cadillac Escalade	174922
1772011994	Cadillac Seville	835953
1772801984	Chevrolet P30	315392
1772621989	Chevrolet G20	138643
1772632003	Chevrolet Impala	204167
1770712006	Chevrolet Cobalt	736731
1769511995	Chevrolet Blazer	195837
1768992007	Chevrolet HHR	612584
1773722002	Chrysler 300	245399
1773832010	Dodge Challenger	306676
1771941998	Dodge Ram	279884

1771902008	Dodge Avenger	175858
1769132003	Dodge Caravan	245105
1772601998	Ford Expedition	C30274
1771612011	Ford Fiesta	181440
1770172007	Ford Escape	B96091
1769011994	Ford Ranger	A91300
1768922008	Ford Explorer	B02993
1772921994	Geo Tracker	922551
1771501997	GMC Sierra	056412
1771062002	GMC Savana	170998
1769082001	GMC Sierra	175294
1770162000	Homemade Trailer	XXXXXX
1769121990	Homemade Trailer	047656
1773551998	Honda CR-V	053510
1772651996	Honda Civic	519439
1771101994	Honda Accord	089774
1770081992	Honda Accord	018875
1769922007	Honda CR-V	104145
1772202005	Hyundai Tucson	141941
1771282000	Isuzu Rodeo	308548
1770192002	Jaguar S-TYPE	M32895
1772641989	Jamboree G30	134330
1771132010	Jeep Compass	551283
1772732010	Kia Optima	407692
1768892006	Kia Spectra	306605
1773942002	Mazda Protege	588050
1770102004	Mazda B3000	M07806
1773922004	Mercury Mountaineer	J34137
1771162002	Mini Cooper	C37152
1769522006	Mini Cooper	J39321

1773492005	Mitsubishi Lancer	009165
1772002000	Mitsubishi Montero	031991
1773562012	Nissan Altima	454030
1770202007	Nissan Murano	625382
1773762000	Saturn SL2	101461
1770962002	Saturn SL1	100800
1773632003	Subaru Outback	643758
1770981996	Subaru Legacy	376765
1769062011	Subaru Outback	339543
1769872018	Tao Tao Pony 50	015318
1770152002	Toyota Camry	560464
1770071999	Toyota Camry	445633
1773581998	Volkswagen Beetle	036960
1770922014	Volkswagen Beetle	660695
1770011992	Volkswagen Golf	004846
1771991983	Volvo 240	460500

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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: **10/02/2020**:

<b>STOCK VIN</b>	<b>YEAR</b>	<b>MAKE/MODEL</b>
1769002006	Chevrolet Malibu	218339
1770992004	Chevrolet Monte Carlo	278925
1768972001	Dodge 1500	575921

1771091996	Dodge Grand Caravan	488186
1774202000	Dodge Dakota	752079
1771082001	Dodge Neon	209714
1773392001	Ford Explorer	C93733
177111 2006	Honda Accord	007398
1770002001	Honda CRV005245	
1771012002	Infiniti I35	019130
1770061996	Jeep Cherokee	271775
1774282017	Kia Forte	140283
1774251996	Lincoln Towncar	642292
1773432004	Mazda 6S	N22296
1774222010	Mitsubishi Lancer	016634
1773421996	Saturn SL2	382776
1769091998	Saturn SL2	212593
1770041997	Toyota Camry	036447
1773642003	Toyota 4 Runner	002410
1771921991	Volvo Z 70	138690
1774362004	Volkswagen Passat	068161

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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>2004 Honda CRV</b>	<b>- 049280</b>
<b>2005 Infinity G35</b>	<b>- 316097</b>
<b>2005 Honda Accord</b>	<b>- 068736</b>
<b>2008 GMC Sierra</b>	<b>- 110815</b>

**Trailer JLG - 000269**  
**2003 Toyota Avalon XL - 005840**  
**2002 Honda Civic - 005885**  
**2001 Honda Civic - 064118**

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**NOTICE OF SALE BY**  
**INTERCEPTOR TOWING & RECOVERY LLC**  
**P.O. Box 764, Westminster CO80030. Phone: 720-291-3878**

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

<b>YEAR/MAKE/MODEL</b>	<b>VIN #</b>
2005 Nissan Altima- Green color-	486238
1983 Volvo F613- Green -	021416
1989 Viking SP165- White-	372031
1969 Chevrolet C-10- Green-	858101
1988 Toyota Camry- Gray-	266475
2005 Hyundai Accent- Black-	350127
2000 Honda Ex- Gray-	071526
1996 Chevrolet Tahoe- Dark Green-	414668
1992 Toyota Celica GT- Blue-	128910
2002 Cadillac DHS- Brown-	135558
2006 Chrysler PAC- Gold-	674812
2017 Taotao 50- Pink-	008489
1964 Chevy Impala- Blue Turquoise-	150429

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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.

<b>Year/Make/Model</b>	<b>Vin #</b>
2004 Kia SPE -Gray	312012
2002 Saturn SL Gold -	117965
2003 Jetta Volkswagen Silver -	042972
2005 Chevrolet Uplander Sport Van-Blue	182370
2002 Jeep Liberty -Blue	261503

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**NOTICE OF SALE**

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

<b>YEAR/MAKE/MODEL</b>	<b>VIN</b>
2004 Suzuki GSX	103319

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DISTRICT COURT, DENVER COUNTY, COLORADO  
Court Address: 1437 Bannock Street, Denver, CO 80202  
**Plaintiff:** PARK HILL PLACE CONDOMINIUMS ASSOCIATION, INC., a Colorado non-profit corporation



**Defendants:** LILY B. JOU; STEVE ELLINGTON AS  
TREASURER FOR DENVER COUNTY; UNKNOWN  
TENANT(S) IN POSSESSION.

Case Number: 2020CV032771

**SUMMONS BY PUBLICATION**

THE PEOPLE OF THE STATE OF COLORADO

**TO THE ABOVE NAMED DEFENDANT: LILY B. JOU**

You are hereby summoned and required to appear and defend against the claims of the complaint filed with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer within 35 days after the service of this Summons upon you. Service of the summons shall be complete on the day of the last publication. A copy of the complaint may be obtained from the clerk of the court.

If you fail to file your answer or other response to the complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the complaint without further notice.

This is an action for judicial foreclosure of an assessment lien in and to the real property situated in Denver County, Colorado, more particularly described on Exhibit A, attached hereto and by this reference made a part hereof.

Dated: September 14, 2020

WINZENBURG, LEFF, PURVIS & PAYNE, L.L.P.

Wendy E. Weigler, #28419

**This Summons is issued pursuant to Rule 4(h),  
Colorado Rules of Civil Procedure**

**Exhibit A**

Condominium Unit 5-1535, Park Hill Place  
Condominiums, according to the Declaration recorded  
January 16, 2001 at Reception No. 2001006298 and the  
Condominium Map recorded in Book C49 at Page 87 at  
Reception No. 2001068168 of the records of the Clerk  
and Recorder, City and County of Denver, State of  
Colorado.

Also known as: 1535 Hudson Street, #5, Denver, CO  
80220.

Attorneys for Plaintiff:

WINZENBURG, LEFF, PURVIS & PAYNE, LLP

Wendy E. Weigler, #28419

Address: 8020 Shaffer Parkway, Suite 300

Littleton, CO 80127

Phone Number: (303) 863-1870

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