

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
District Court, Douglas County
Case No. 2020PR030389
In the Matter of the Estate of
S. PAUL WASSERSTEIN, 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 April 1, 2021, or the claims may be forever barred.

PAULETTE WASSERSTEIN
Personal Representative
9411 E. Hidden Hill Ln.
Lone Tree, CO80124

JOHN T. SNOW, Esq. Atty. Reg. #: 34957
JAMES C. HACKSTAFF, Esq. Atty. Reg. #: 13262
CIARA N. KIMMINAU, Esq. Atty. Reg. #: 53932
Attorneys for the Personal Representative
Hackstaff & Snow, LLC
1601 Blake St. #310
Denver, CO80202
Phone Number: 303-534-4317
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E-mail: ckimminau@hackstafflaw.com
First Publication: November 20, 2020
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Last Publication: December 4, 2020

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY,
STATE OF COLORADO

CIVIL ACTION NO. 2019CV032799

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Condominium Association of Whispering Pines of
Denver, a Colorado nonprofit corporation,
Plaintiff,

v.

Liisa B. Wilson; Wells Fargo Bank, N.A.; Deb Johnson,
as City and County of Denver Public Trustee
Defendant(s)

Condominium Unit No. 67, Building T9, 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 in Book 7, at Page 78, of the City and
County of Denver Records, City and County of Denver,
State of Colorado. Also known as: 7755 East Quincy
Avenue; #T67, 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 am, on the 31st day of December,
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 \$27,206.70.

**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**

**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 November 18, 2019, 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 November 23, 2011 at Reception No. 2011133156 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, recorded on August 10, 1978 at Reception No. 097429 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 Cornerstone Homeowners Association, Inc., **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. 67, Building T9, 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 in Book 7, at Page 78, of the City and County of Denver Records, City and County of Denver, State of Colorado. Also known as: 7755 East Quincy Avenue; #T67, 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 1437 Bannock St. Rm 507, Denver, CO, 80202, County of Denver, State of Colorado.

You are advised that, the parties liable thereon Liisa B. Wilson; Wells Fargo Bank N. A.; Deb Johnson, 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.*

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

Elias Diggins, Sheriff
City and County of Denver, Colorado
By: Deputy Sheriff Sergeant Line
First Publication: November 6, 2020
Last Publication: December 4, 2020
Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

**Case No. 20C00745
Courtroom 170**

Public Notice is given on November 6, 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 CAROLYN ANN SMITH be changed to CAROLYN BULLSEYE HEYER.

Clerk of the Court
First Publication: November 13, 2020
Second Publication: November 20, 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. 2020PR31056
In the Matter of the Estate of**

LORRIE DENISE SMITH-NEWBINS a/k/a LORRIE SMITH NEWBINS, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the DENVER COUNTY PROBATE COURT, 1437 Bannock Street, Denver, CO 80202 on or before four (4) months from the date of the first publication, or the claims may be forever barred.

WAYNE E. VADEN, Esq. (#21026)
Attorney for the Personal Representative
CITY PARK LAW GROUP, LLC
3401 Quebec Street, Suite 9350
Denver, CO 80207
(303) 377-2933 Voice
(303) 377-2834 Facsimile
w.vaden@cityparklaw.com E-mail
First Publication: November 20, 2020
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court
Case No. 2020PR31354**

In the Matter of the Estate of

**DANIEL J. COLLINS a/k/a DANIEL JAMES COLLINS
a/k/a DANIEL COLLINS a/k/a DAN COLLINS,
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 March 13, 2021, or the claims may be forever barred.

JANET C. ROTTER
Personal Representative
5160 Gregory Court
West Linn, OR 97068

KRISTIN A. DITTUS, Esq. Atty. Reg. #: 36946
Attorney for the Personal Representative
44 Cook Street, Suite 100
Denver, CO 80206
Phone Number: 303-780-7390
First Publication: November 13, 2020
Second Publication: November 20, 2020
Last Publication: November 27, 2020
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, COLORADO
Court Address: 1437 Bannock Street, Denver, CO 80202
Plaintiff: SECOND APPLE TREE WEST CONDOMINIUM ASSOCIATION, INC., a Colorado non-profit corporation,
Defendants: TAMMIE CHESTER, WELLS FARGO BANK, N.A., DENVER COUNTY TREASURER, DENVER COUNTY PUBLIC TRUSTEE, and UNKNOWN TENANT(S) IN POSSESSION.

Case Number: 2020CV033335
SUMMONS BY PUBLICATION
THE PEOPLE OF THE STATE OF COLORADO

TO THE ABOVE NAMED DEFENDANT: Tammie Chester
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 association assessment lien pursuant to C.R.S. 38-33.3-316, in and to real property situated in Denver County, Colorado, more particularly described on Exhibit A, attached hereto and by this reference made a part hereof.

Exhibit A

Condominium Unit 1, Condominium Building 6, Second Appletree West Condominiums Phase B, according to the Condominium Map recorded July 23, 1981 in Condominium Plat Book C19 at Page 55 at Reception No. 67465, in the records of the office of the clerk and recorder of Denver, Colorado, and as defined and described in the Condominium Declaration for the Second Appletree West Condominiums recorded December 15, 1980 in Book 2289 at Page 102 and First Supplement recorded July 23, 1981 in Book 2418 at

Page 28, City and County of Denver, State of Colorado. Also known as: 4896 South Dudley Street, #6-1 Littleton, CO 80123.

Dated: October 27, 2020

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

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

First Publication: November 6, 2020

Last Publication: December 4, 2020

Published: Intermountain Jewish News

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

**District Court, Jefferson County, Colorado
Case No. 2020PR031115**

**In the Matter of the Estate of
MARY SUSAN HERCHER, 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 March 13, 2021, or the claims may be forever barred.

ROBERT J. HERCHER

Personal Representative

PO Box 1125

Littleton, CO80160
ROBERT J. HERCHER, Esq. Atty. Reg. #: 44570
Attorney for the Personal Representative
PO Box 1125
Littleton, CO80160
Phone Number:303-257-1321
E-mail: bob@rjhercher.com
First Publication: November 13, 2020
Second Publication: November 20, 2020
Last Publication: November 27, 2020
Published: Intermountain Jewish News

NOTICE OF SALE

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

YEAR/MAKE/MODEL VIN

2004 Ford Taurus 169981
Date of Publication: November 27, 2020
Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

**Case No. 20C00803
Courtroom 175**

Public Notice is given on November 20, 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 KALID GOLO SAKE be changed to KALID ABDULMAJID HAJI.
Clerk of the Court
First Publication: November 27, 2020
Second Publication: December 4, 2020
Published: Intermountain Jewish News

DISTRICT COURT, CITY AND COUNTY OF DENVER,
STATE OF COLORADO
Court Address: 1437 Bannock Street, Denver, CO 80202

SUMMONS BY PUBLICATION

Case Number: 2020CV033079
Division/ Courtroom: 275

Teddy Vasilas

Plaintiff,

v.

Fidel R. Terriquez, an individual; Carmen V. Terriquez, an individual; and the real property located at 1505 S. Hazel Court, City and County of Denver.

Defendants.

TO: FIDEL R. TERRIQUEZ and CARMEN V. TERRIQUEZ, Individually, and the real property located at 1505 S. Hazel Court, City and County of Denver

ANY AND ALL UNKOWN PERSONS WHO MAY CLAIM AN INTEREST IN THE REFERENCED PROPERTY

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 or other response within 35 days after the service of this Summons upon you. Service of this 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.

1 Rule 12(a), C.R.C.P., allows 35 days for answer or response where service of process is by publication. However, under various statutes, a different response time is set forth; e.g., §38-6-104, C.R.S. (eminent domain), §38-36-121, C.R.S. (Torrens registration). 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 action seeks a monetary judgment against Terriquez Defendants personally as well as in rem monetary judgment against the real property located at 1505 S. Hazel Court, City and County of Denver that can be executed upon through a Sheriff's execution sale, said real property is legally described as:

The East Fifty-seven and One-half (57 1/2) feet of Lot Eight (8), Together with East 57 1/2 feet of vacated alley adjoining on the South, Stewart's Resubdivision of Plots 1 & 10, Block 4, Progress Heights, City and County of Denver, State of Colorado, together with all improvements thereon.

Dated this 18th day of November, 2020.
HATCH RAY OLSEN CONANT LLC

By: *Christopher J. Conant*
Attorneys for Plaintiff

Hatch Ray Olsen Conant LLC
730 17th Street, Suite 200
Denver, Colorado 80202

Phone Number: (303) 298-1800

Fax Number: (303) 298-1804

Email Address: cconant@hatchlawyers.com

Atty. Reg.#: 40269

This summons is issued pursuant to Rule 4(g), C.R.C.P., as amended. This form should not be used where personal service is desired.

First Publication: November 20, 2020

Last Publication: December 18, 2020

Published: Intermountain Jewish News

DISTRICT COURT, COUNTY OF DENVER, STATE OF COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

Phone Number: (303) 606-2300

Case No.: 2020CV032508

Division: 466

Plaintiff: MASTER HOMEOWNERS ASSOCIATION FOR GREEN VALLEY RANCH, a Colorado non-profit corporation

v.

Defendants: REBECCA ANN SULLIVAN, an individual; DENNIS SULLIVAN, an individual; FIRST AMERICAN TITLE OF ALASKA, an Alaska corporation; DON C. LOVELACE, an individual; PHAY A. LOVELACE, an

individual; and the office of the PUBLIC TRUSTEE FOR DENVER COUNTY

SUMMONS FOR PUBLICATION
The People of the State of Colorado
To the Defendants named above:

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 or other response within 35 days after the service of this summons upon you. Service of this 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.

Please take notice that the Complaint requests foreclosure of a statutory and contractual lien, as well as judgment for past-due assessments and late fees, together with attorney fees and costs, in the amount of \$7,096.80 as of July 22, 2020, plus all amounts coming due after the filing of the Complaint.

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 originally filed July 22, 2020, and published in Intermountain Jewish News beginning November 13, 2020, and ending December 11, 2020.

Dated: November 5, 2020
VIAL FOTHERINGHAM LLP

Damien Bielli, #35256
Attorney for Plaintiff
Vial Fotheringham LLP
Damien Bielli, #35256, damien.bielli@vf-law.com
12600 W. Colfax, Ste. C200
Lakewood, CO 80215
Phone: (720) 943-8811
File Number: CO20030-114

This summons is issued pursuant to Rule 4, C.R.C.P., as amended.

WARNING: A VALID SUMMONS MAY BE ISSUED BY A LAWYER AND IT NEED NOT CONTAIN A COURT CASE NUMBER, THE SIGNATURE OF A COURT OFFICER, OR A COURT SEAL. YOU ARE RESPONSIBLE FOR CONTACTING THE COURT TO OBTAIN FURTHER INFORMATION. YOU MUST RESPOND AS EXPLAINED IN THIS SUMMONS.

First Publication: November 13, 2020

Last Publication: December 11, 2020

Published: Intermountain Jewish News

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

District Court, Jefferson County, Colorado
Case No. 2020PR31110

Division 11, Courtroom 2G

In the Matter of the Estate of

JON DAVID FUERST a/k/a JON FUERST, 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 March 15, 2021, or the claims may be forever barred.

CHRISTINE K. BRANING
Personal Representative
c/o Larry M. Snyder, Esq.
650 South Cherry Street, Suite 1000
Denver, CO80246-1812

LARRY M. SNYDER, Esq. Atty. Reg. #:
Attorney for the Personal Representative
650 S. Cherry Street, Suite 1000
Denver, CO 80246-1812
First Publication: November 13, 2020
Second Publication: November 20, 2020
Last Publication: November 27, 2020
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
District Court, Arapahoe County
Case No. 2020PR031173, Division: 3
In the Matter of the Estate of
TOM JAMES BAINES, 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 November 16, 2021, or the claims may be forever barred.

GEORGIA BAINES
Personal Representative

3118 S. Dayton Court
Denver, CO80231
LIONEL D. HOPSON, Atty. Reg. #: 13285
Attorney for the Personal Representative
1700 Broadway Suite 1020
Denver, CO80290
Phone Number: 303-861-4310
FAX Number: 303-830-0898
E-mail: Lhopson@aol.com
First Publication: November 20, 2020
Second Publication: November 27, 2020
Last Publication: December 4, 2020
Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF
NAME
Case No. 20C00704
Courtroom 175**

Public Notice is given on November 20, 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 CHRISTINE APOLINE KELLY be changed to CHRISTINE APOLINE GORDON.

Clerk of the Court
First Publication: November 27, 2020
Second Publication: December 4, 2020
Third Publication: December 11, 2020
Published: Intermountain Jewish News

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

**Case No. 20CV426
Courtroom 316**

Public Notice is given that a Petition for a Change of Name of a Minor Child was filed with the DENVER DISTRICT Court on 09/23/2020.

The Petition requests that the name of GENIVAH MARINA MENDENHALL MONTOYA be changed to GENIVAH MARINA MONTOYA.

GENEVIEVE ROTELLA, Clerk of the Court

First Publication: November 20, 2020

Second Publication: November 27, 2020

Last Publication: December 4, 2020

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO

Court Address: 1437 Bannock Street Denver, CO 80202

Court Phone: 720-865-8301

**Plaintiff: THE MANOR HOMES AT CHERRY CREEK
HOMEOWNERS ASSOCIATION, INC.**

v.

**Defendants: DENISE ANNE BURROUGHS;
NATIONSTAR MORTGAGE, LLC; MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC.; and
PAUL D LOPEZ AS DENVER CITY AND COUNTY
PUBLIC TRUSTEE**

Case No.: 2020CV033229

Div: 269

SUMMONS

THE PEOPLE OF THE STATE OF COLORADO TO THE ABOVE-NAMED DEFENDANTS:

You are hereby summoned and required to appear and defend against the claims of Plaintiff, as set forth in 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 or other response within twenty-one (21) days after service upon you if within the State of Colorado, or within thirty-five (35) days after service upon you if outside the State of Colorado or if served by publication pursuant to C.R.C.P. 4(g). If served by publication, service shall be complete on the day of the last publication. Pursuant to 28 U.S.C. § 2410(b), the time for filing an Answer or other response is extended to sixty (60) days for the United States. 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 the time required, 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 affecting the real property described in the Complaint and is a proceeding *in rem* as well as a proceeding *in personam*.

Dated: September 19, 2020

Respectfully submitted,
ALTITUDE COMMUNITY LAW P.C.

Original signature of Kate M. Leason is on file with the law offices of Altitude Community Law P.C. pursuant to C.R.C.P. 121, §1-26(7).

Kate M. Leason, #41025
Jeffrey B. Smith, #40490555 Zang Street, Suite 100
Lakewood, Colorado 80228-1011
303.432.8999
ATTORNEYS FOR PLAINTIFF
Attorney: Kate M. Leason, Reg No. 41025
Jeffrey B. Smith, Reg No. 40490
Firm: Altitude Community Law P.C.
Address: 555 Zang Street, Suite 100
Lakewood, Colorado 80228-1011
Phone Number: 303.432.9999
E-mails: kleason@altitude.law
jsmith@altitude.law
Our File No.: 9117.0072
The Manor Homes at Cherry Creek
Address of Plaintiff:
The Manor Homes at Cherry Creek Homeowners
Association, Inc.
c/o MSI, LLC
6892 S. Yosemite Court, Suite 2-101
Centennial, CO 80112
First Publication: November 20, 2020
Last Publication: December 18, 2020
Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF
NAME
Case No. 20CV427
Courtroom 316**

Public Notice is given that a Petition for a Change of Name of a Minor Child was filed with the DENVER DISTRICT Court on 09/23/2020.
The Petition requests that the name of JASMINE ALIYAH MENDENHALL MONTOYA be changed to JASMINE ALIYAH MONTOYA.
GENEVIEVE ROTELLA, Clerk of the Court
First Publication: November 20, 2020
Second Publication: November 27, 2020
Last Publication: December 4, 2020
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2020PR31182
In the Matter of the Estate of
SUSAN ELIZABETH STANTON, 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 March 13, 2021, or the claims may be forever barred.

STEVEN R. SCHRENGER
Personal Representative
c/o Steven M. Weiser, Esq.
Foster Graham Milstein & Calisher, LLP
360 S. Garfield St., 6th Floor
Denver, Colorado 80209
STEVEN M. WEISER, Esq. Atty. Reg. #: 27535

Attorney for the Personal Representative
Foster Graham Milstein & Calisher, LLP
360 S. Garfield St., 6th Floor
Denver, Colorado 80209
Phone Number: 303-333-9810
FAX Number: 303-333-9786
E-mail: sweiser@fostergraham.com
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DISTRICT COURT, CITY AND COUNTY OF DENVER,
STATE OF COLORADO
1437 Bannock Street
Denver, CO 80202

Plaintiff: 21ST AVENUE TOWNHOMES
HOMEOWNERS ASSOCIATION, INC., a Colorado
nonprofit corporation

v.

Defendant: TARA N. RITENOUR

Case No.: 2020CV31120

Division: 466

NOTICE OF SALE

TO WHOM IT MAY CONCERN: This Notice is given with regard to the following described lien ("21st Avenue Lien"):

Current owner of Property (as defined herein), as of the recording of the Notice Of *Lis Pendens* on April 13, 2020, subject to 21st Avenue Lien:

Tara N. Ritenour: Original and Current Holder of 21st Avenue
Lien: 21st Avenue Townhomes Homeowners Association, Inc., a Colorado nonprofit corporation
Date of 21st Avenue Lien: January 24, 2020
Recording Date of 21st Avenue Lien: February 7, 2020
County of Recording: Denver
Recording Information of 21st Avenue Lien: 2020016867
Amount Owed under the 21st Avenue Lien with respect to the Property as of the recording of the Notice Of *Lis Pendens* on April 13, 2020: \$1,210.00
Amount Owed under the 21st Avenue Lien with respect to the Property as of the Decree of Foreclosure (August 25, 2020): \$2,815.87
Legal Fees and Costs through September 14, 2020: \$3,821.36
Total Amount Due: \$6,637.23*

*Subject to increase, including but not limited to additional legal fees and costs, and other sums as provided for under the governing documents of 21st Avenue and by applicable law.

This is to advise you that foreclosure proceeding No. 2020CV31120 (City and County of Denver Sheriff's Sale No. 20003603 has been commenced in the office of the undersigned Sheriff ("Sheriff") to foreclose the 21st Avenue Lien. Under C.R.S. §38-33.3-316(11)(a), the 21st Avenue Lien may be foreclosed in like manner as a mortgage on real estate.

The following described property situated in the City and County of Denver, State of Colorado, is all of the property encumbered by the 21st Avenue Lien:

Unit 7925, 21st Avenue Townhomes, according to the Land Survey Plat – Party Wall Survey, recorded November 7, 2018 at Reception No. 2018144149 and as defined and described in the Declaration of Covenants, Conditions and Restriction for 21st Avenue Townhomes Homeowners’ Association, Recorded November 7, 2018 at Reception No. 201814461, together with any supplements thereto, City and County of Denver, State of Colorado. Also known by street and number: Also known by street and number as: 7925 E. 21st Ave., Denver, CO 80238 (the “Property”).

Pursuant to C.R.S. §38-38-101(4)(i), you are hereby notified that the nonpayment of homeowners’ association assessments, and fees, costs, and other sums related thereto, are the violations which give rise to this foreclosure.

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 the Property or you may have the right to cure a default under the 21st Avenue Lien being foreclosed. A copy of said statutes, as such statutes are presently constituted, which may affect your rights, is attached to all mailed copies of this notice. However, your rights may be determined by previous statutes. 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 County Sheriff’s Office, Civil Division, 201 W. Colfax Ave., Denver, CO 80202. 720-865-9556

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT BECK, PAYNE, FRANK & PIPER, P.C. IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

The name, address, telephone number, and bar registration number of the attorney representing the Holder of the 21st Avenue Lien are:

BECK, PAYNE, FRANK & PIPER, P.C.

Name: Chrysovalantou G. Hoppe, #44218

Howard J. Beck, #3075

Address: 3025 South Parker Road, Suite 200

Aurora, Colorado 80014

Telephone No.: (303) 750-1567

The date and time of the Sheriff’s sale is: January 14th, 2020 at 10:00 A.M.

The place of the Sheriff’s sale is: On the front steps of the City and County Building, 1437 Bannock Street, Denver, Colorado 80202

DATED this 26th day of October, 2020.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant R. Line

Attorney for Plaintiff:

Chrysovalantou G. Hoppe, Reg. #: 44218
Howard J. Beck, Atty. Reg. #: 3075
Beck, Payne, Frank & Piper, P.C.
3025 South Parker Road, #200
Aurora, Colorado 80014
Phone: 303-750-1567
Fax: 303-750-7530
Email: cng@beckpayne.com
First Publication: November 20, 2020
Last Publication: December 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: 11/27/2020:

STOCK	YEAR	MAKE/MODEL
VIN		
1836272002	Acura 3.2TL	034805
1832341998	Audi A4	100778
1835122000	BMW 528i	U27124
1832732007	BMW 328i	X77133
1832102007	BMW 530	M45638
1834191989	Chevrolet Suburban	175636
1831621984	Chevrolet El Camino	208149
1831202001	Chevrolet Lumina	252437
1829942006	Chevrolet Cobalt	645316

1829661989	Chevrolet G20	105273
1829082003	Chevrolet Cavalier	141259
1828592002	Chrysler 300M	299536
1834152003	Dodge Intrepid	561533
1831102012	Dodge Durango	267049
1831072000	Dodge Dakota	777434
1829821983	Eldorado Motorhome	300644
1836391996	Ford Ranger	B04950
1835322005	Ford Econoline	B24236
1834991997	Ford Aerostar	B92905
1830831999	Ford E150	B09630
1828932004	Ford Escape	B75257
1828812006	Forest river Pop Up	153697
1830101996	GMC Suburban	700555
1834291990	Homemade Trailer	XXXXXX
1835941995	Honda Civic	525003
1834182008	Honda CR-V	021930
1827852019	Honda Passport	000473
1831692002	Hyundai Elantra	439600
1831131996	Jeep Grand Cherokee	167171
1829952003	Jeep Liberty	630024
1829482007	Jeep Compass	211635
1829002014	Jeep Compass	592518
1828821982	Mercedes-Benz 240D	229375
1835182006	Mitsubishi Galant	009368
1835401996	Nissan Quest	830888
1835112009	Nissan Versa	365315
1833611997	Nissan Maxima	821887
1832712004	Nissan Altima	111264
1830692000	Nissan Sentra	347827

1830272008 Nissan Altima 439679
 1829742009 Nissan Altima 435974
 1828692009 Nissan Altima 501162
 1831682002 Pontiac Grand AM 603073
 1828642008 Pontiac Grand Prix 116700
 1829692000 Saturn Ion 257482
 1829472008 Saturn Aura 226589
 1832881995 Subaru Impreza 816360
 1835251996 Suzuki X90 103806
 1829831996 Suzuki Swift 603469
 1834062004 Toyota Prius 009128
 1829712006 Toyota Camry 111149
 1829452004 Toyota Corolla Matrix 180412
 1828562006 Toyota Corolla 082770
 1835132001 Volkswagen Jetta 048447
 1833942008 Volkswagen GLI 173326
 1831282002 Volkswagen Jetta 044443
 1835161991 Volvo 240 899708

Date of Publication: November 27, 2020
 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: 11/27/2020:

STOCK VIN	YEAR	MAKE/MODEL
1828852007	Acura TL	035183

1834122006 BMW 550 I P01302
 1835392003 Buick Regal 276283
 1830812005 Chevrolet Cobalt 630765
 1836482002 Chevrolet Impala 209093
 1835431991 Chevrolet S10 Blazer 219178
 1834042004 Ford Explorer B19340
 1832942013 Harley Davidson 633740
 1832952020 Harley Davidson 024462
 1835211999 Honda Civic 023603
 1835421999 Honda Civic 044580
 1833901997 Hyundai Accent 255911
 1829882005 Hyundai Elantra 164903
 1831052009 Hyundai Elantra 745924
 1835352001 Jeep Cherokee 577717
 1833112004 Jeep Grand Cherokee 407721
 1832762002 Kia Spectra 206728
 1833122014 LGS Ind. Look Cargo Trailer
 003387
 1835312000 Mitsubishi Montero 815518
 1830762001 Nissan Altima 230186
 1829522016 Nissan Sentra 263405
 1835341987 Oldsmobile Cutlass Ciera 346431
 1829842000 Plymouth Neon 637035
 1835382002 Pontiac Grand Am 293875
 1835361999 Saturn SL1 227200
 1836422001 Saturn SL2 359186
 1834012000 Subaru Legacy 646942
 1830902003 Toyota Camry 209441
 1835141990 Toyota Camry 181272
 1833952000 Volvo S80 086723

1831021999 Volkswagen Golf 268266
1830942001 Volkswagen Jetta 130390
Date of Publication: November 27, 2020
Published: Intermountain Jewish News

**Public Notice for vehicles to be sold by Majestic
Towing**

Year/Make/Model Vin #
2017 Chevrolet Silverado 139183

Majestic Towing
POBox 33143
Denver, CO80233
720-775-2702

Date of Publication: November 27, 2020
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**DISTRICT COURT, COUNTY OF ARAPAHOE,
COLORADO**

7325 S Potomac St #100,
Centennial, CO 80112

Case No.: 2020-CV-31764
Division: 21

SUMMONS BY PUBLICATION

Plaintiff: ERNEST DAMOAH

v.

Defendant: AKUA YEBOAH

THE PEOPLE OF THE STATE OF COLORADO

TO THE ABOVE NAMED DEFENDANT: Akua Yeboah

YOU ARE HEREBY SUMMONED and required to
appear and defend against the claims of the complaint

[petition] 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 or other response within 35 days after the service of this summons upon you. Service of this 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 in Rem regarding adjudication of the rights of all parties in real property situated in Arapahoe County, Colorado.

Respectfully submitted this ___th day of November, 2020.

Attorney for Plaintiff Ernest Damoah

Jerome R. Geraghty, #34092

Geraghty Law Office, LLC

2420 17th St, 3rd Floor

Denver, CO 80202

Phone No. (303) 385-7622

Fax No. (303) 374-7873

E-mail: jerome@geraghtylawoffice.com

First Publication: November 27, 2020

Last Publication: December 25, 2020

Published: Intermountain Jewish News

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

Denver Probate Court
Case No. 2020PR031344, Division 3
In the Matter of the Estate of
FLORENCE MARIE SMITH, aka FLORENCE M. SMITH,
aka FLORENCE SMITH, 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 March 20, 2021, or the claims may be forever barred.

PHYLLIS G. KNIGHT
Personal Representative
2615 South Leyden Street
Denver, CO80222

MICHAEL L. GILBERT, Esq. Atty. Reg #:
Attorney for the Personal Representative
501 South Cherry Street, Suite 610
Glendale, CO80246
Phone Number: 303-320-4580
FAX Number:303-320-0648
E-mail: mgillaw@msn.com
First Publication: November 20, 2020
Second Publication: November 27, 2020
Last Publication: December 4, 2020
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 20PR31277

In the Matter of the Estate of
LILLIE E. BURRELL, aka LILLIE BURRELL and LILLIE
ELIZABETH BURRELL, 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 15, 2021, or the claims may be forever barred.

QUENTIN BURRELL
Personal Representative
2869 Kingston Street
Denver, CO 80238

STEPHEN WILSON, #39225
Attorney for the Personal Representative
Law Office of Stephen Wilson, LLC
1000 E. 16th Ave, Suite 210
Denver, CO 80218
Phone: 303-586-5005
Fax: 303-223-3479
Email: stephen@wilsonlawcolorado.com
First Publication: November 20, 2020
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Last Publication: December 4, 2020
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, COLORADO
Court Address: 1437 Bannock Street, Denver, CO 80202
Plaintiff: DEAN ENELL, et al.

Defendants: JOSE R. SARABIA-MARTINEZ,
WORLDWIDE INVESTMENTS FIRM, INC. and DEB
JOHNSON, as Public Trustee for Denver County
Case Number: 2016CV33438

NOTICE OF SALE

Under a Judgment and Decree of Foreclosure originally entered on August 11, 2020, I am ordered to sell certain real property as follows:

Original Lienee Jose R. Sarabia-Martinez and Worldwide Investments Firm, Inc.

Original Lienor Dean Enell, Mary Stewart, Donald L. Tindall, Ellie C. Tindall, Gratreak RE, LLC, Tim Sawabe, Jan P. Jackson, and Alan Bland

Current Holder of the evidence of debt Dean Enell, Mary Stewart, Tim Sawabe, Jan P. Jackson, and Alan Bland
Date of Lien being foreclosed July 8, 2010

Date of Recording of Lien being foreclosed July 22, 2010
County of Recording Denver

Recording Information 2010081507

Original Principal Balance of the secured indebtedness \$52,444.45

Outstanding Principal Balance of the secured indebtedness as of the date hereof \$52,444.45

Amount of Judgment entered August 11, 2020 \$92,050.48

Description of property to be foreclosed:

LOT 33, 32 AND THE NORTHERLY 10 FEET OF LOT 31, EXCEPT THE NORTHERLY 2.25 FEET OF LOT 33, BLOCK 9, OF EASTERN CAPITAL HILL, THIRD FILING, CITY AND COUNTY OF DENVER, STATE OF

COLORADO. Also known as: 295 S. Monaco Parkway, Denver, CO 80234

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 January 14th, 2020, on the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, CO 80202, sell to the highest and best bidder, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law. Bidders are required to have cash or certified funds to cover the highest bid by noon on the day of the sale. Certified funds are payable to the Denver District Court Registry.

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO LAW AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO

REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE LIEN BEING FORECLOSED FOR THE PURPOSE OF CURING THE DEFAULT, OR REDEMPTION AS PROVIDED BY THE AFFORMENTIONED LAWS, INTENT MUST BE DIRECTED TO THE DENVER SHERIFF CIVIL DIVISION, 720-865-9556, 201 W COLFAX AVE., DENVER CO 80202.

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

Bob Graham #26809
Foster Graham Milstein & Calisher LLP
360 S. Garfield Street, Suite 600
Denver, CO 80209
303-333-9810

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

Date: October 26, 2020.
Elias Diggins, Sheriff
City and County of Denver, Colorado
By: Deputy Sheriff Sergeant Line
Attorneys for Plaintiff:
FOSTER GRAHAM MILSTEIN & CALISHER, LLP
Bob Graham #26809
Address: 360 S. Garfield Street, Suite 600
Denver, CO 80209
Phone Number: (303) 333-9810
First Publication: November 20, 2020

Last Publication: December 18, 2020
Published: Intermountain Jewish News

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 #

2008 Suzuki XL7- 124484

2004 Honda Accord - 042066

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NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **TOWING DONE RIGHT, LLC**, PUC: T-04884, Address: 5056 E. 48th Avenue, Denver, CO 80216, Phone: 800-TOW-4805.

Year/Make/Model Vin #

2002 Ford Escape Black C83773

2010 Jeep Grand Cherokee White 148847

2003 Honda Civic Blue 061240

1998 Chev S10 White 186456

2004 Oldsmobile Ale Gold 199707

2000 Pontiac Grand Am Black 552888

2002 Saturn I100 Maroon 551281

1995 Oldsmobile White 430503

2003 Dodge Durango red 537195

1995 Mercedes Benz gold 210436

Date of Publication: November 27, 2020

Intermountain Jewish News
Legal Notices, November 27, 2020

www.ijn.com/legal-notices
For originals (print version), contact (303) 861-2234

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