

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

**Denver Probate Court
Case No. 2020PR31359**

**In the Matter of the Estate of
DONN LYNDALL AGGELER also known as DONN L.
AGGELER, DONN AGGELER, and DONN KNAPP,
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 April 4, 2021, or the claims may be forever barred.

KATHRYN M. KAEBLE, Esq.
Personal Representative
14142 Denver West Parkway, Suite 287
Lakewood, CO 80401

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

First Publication: December 4, 2020

Second Publication: December 11, 2020

Last Publication: December 18, 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

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

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NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Denver Probate Court

Case No. 2020PR391

In the Matter of the Estate of

EUGENE L. WHITAKER, 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 Jan 4, 2021, or the claims may be forever barred.

JAMES WHITAKER

Personal Representative

8822 E. Dartmouth Avenue
Denver, CO80231
Phone Number:(303) 667-5098
E-mail: gyrlie68@comcast.net

First Publication: December 11, 2020
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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 351 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

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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

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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
District Court Douglas County, Colorado
Case No. 2020PR030481**

**In the Matter of the Estate of
RICHARD E. WINTERBOURNE, also known as
RICHARD WINTERBOURNE, and also known as DICK
WINTERBOURNE, 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 4, 2021, or the claims may be forever barred.

WENDY WINTERBOURNE

Personal Representative

17298 E. Lake Place

Aurora, CO 80016

FRANCIS J. EVANS, Esq. Atty. Reg. #: 8965

Attorney for the Personal Representative

5950 S. Willow Drive Suite 201

Greenwood Village, CO 80111

Phone Number: 303.773.1144

FAX Number: 303.773.2255

Email: frank@frankevanslaw.com

First Publication: December 4, 2020

Second Publication: December 11, 2020

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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
District Court of Jefferson County
Case No. 2020PR31180
In the Matter of the Estate of**

**JAMES EDWIN HANSEN, a/k/a JAMES E. HANSEN,
a/k/a JAMES HANSEN, a/k/a JIM HANSEN, 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 April 11, 2021, or the claims may be forever barred.

SARAH SHIELDS
Personal Representative
c/o Danneil Law, P.C.
2373 Central Park Blvd., Suite 100
Denver, CO 80238

AMY M. DANNEIL, Esq. Atty. Reg. #: 35942
Attorney for the Personal Representative
Danneil Law, P.C.
2373 Central Park Blvd., Suite 100
Denver, CO 80238
Phone Number: 303-803-1055
E-mail: amy@daneillawpc.com
First Publication: December 11, 2020
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2020PR31284
In the Matter of the Estate of
PATRICIA B. MCELHINNEY, 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 April 11, 2021, or the claims may be forever barred.

JAMES P. MCELHINNEY
Personal Representative
c/o Steven M. Weiser, Esq.
Foster Graham Milstein & Calisher, LLP
360 S. Garfield St., 6th Floor
Denver, Colorado 80209
(303) 333-9810

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
First Publication: December 11, 2020
Second Publication: December 18, 2020
Last Publication: December 25, 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
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davidwortesll@gmail.com
amartinez@1626washingtonlaw.com
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court
Case No. 2020PR31402**

In the Matter of the Estate of

**ARISTOMENIS V. GATSIPOULOS A/K/A MANUEL
GATSEPOULOS, MANUEL GATSEOS, MANUEL V.
GATSEOS AND MANEUL V. GATSEOS, 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 April 11, 2021, or the claims may be forever barred.

DAVID WORSTELL
Personal Representative
1626 Washington Street
Denver, CO80203

DAVID WORSTELL, #8492
Attorney for the Personal Representative
Worstell & Associates
1626 Washington St.
Denver, CO80203
Phone Number:(303) 832-8225
Fax: (303) 832-4515

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

Denver Probate Court

Case No. 2020PR031152, Division 12

**In the Matter of the Estate of
GEORGE N. 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 April 11, 2021, or the claims may be forever barred.

CODY J SMITH
Personal Representative
P.O. Box 6890
Denver, CO80206

JOHN T. SNOW, Esq. Atty. Reg. #: 34957
JAMES C. HACKSTAFF, Esq. Atty. Reg. #: 13262
CIARA N. KIMMINAU, Esq. Atty. Reg. #: 53932
Attorney for the Personal Representative
Hackstaff & Snow, LLC
1601 Blake St. #310
Denver, CO 80202
Phone Number:303-534-4317

FAX Number: 303-534-4309
First Publication: December 11, 2020
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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
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DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO

CIVIL ACTION NO. 2019CV030452

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

THE SEVEN SPRINGS OWNERS ASSOCIATION
Plaintiff,

v.

VON BEAR PROPERTIES LLC, MORTGAGE LOAN COMPANY and DEB JOHNSON AS TRUSTEE FOR DENVER CITY AND COUNTY, Defendant(s).

Regarding:

Residence No. 19, Building J, The Seven Springs Club, together with an undivided 1/240th interest in the common elements, according to the Condominium Declaration recorded in the office of the Clerk and Recorder of the City and County of Denver, in Book 2350 at Page 265, and the Condominium Map recorded in the

office of the Clerk and Recorder of the City and County of Denver in Book 19 at Page 7, City and County of Denver, State of Colorado. And also known as: 5995 W. Hampden Ave., # J-19, Denver, CO 80227

AND

Residence No. 23, Building H, The Seven Springs Club, together with an undivided 1/240th interest in the common elements, according to the Condominium Declaration recorded in the office of the Clerk and Recorder of the City and County of Denver, in Book 2350 at Page 265, and the Condominium Map recorded in the office of the Clerk and Recorder of the City and County of Denver in Book 19 at Page 7, City and County of Denver, State of Colorado. And also known as: 5995 W. Hampden Ave., # H-23, Denver, CO 80227

TO THE ABOVE NAMED DEFENDANTS, Please take notice:

You and each of you are hereby notified that a Sheriff's Sale of the referenced properties is to be conducted by the Sheriff's Department of the County of Denver, State of Colorado at 10 O'clock .A.M., on the 28TH day of January 2021, at the front steps of the Denver City and County Building, 1437 Bannock Street, Denver, CO 80202, phone number 720-865-9556. At which sale, the above described real properties 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 properties in connection with this sale.

PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTIES. Judgment is in the amount of \$28,864.23.

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

If the borrower believes that a lender or servicer has violated the requirements for a single point of contact in C.R.S. 38-38-103.1 or the prohibition on dual tracking in C.R.S. 38-38-103.2, the borrower may file a complaint with the Colorado Attorney General at the Colorado Department of Law, Ralph L. Carr Judicial Building, 1300 Broadway, 10th Floor, Denver, CO 80203, 720-508-6000 or the Consumer Financial Protection Bureau, P.O. Box 2900, Clinton, IA 52733-2900, 855-411-2372, <http://www.consumerfinance.gov/complaint/>; or both, but the filing of this complaint will not stop the foreclosure process.

NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM

RE: Sheriff Sale of Real Property under Decree of Judicial Foreclosure, pursuant to Court Order and C.R.S. 38-38-101 *et seq.*,
County of Denver, State of Colorado
This is to advise you that a Sheriff's sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to Court Order dated September 10, 2020, and C.R.S. 38-38-101 *et seq.* by THE SEVEN SPRINGS OWNERS ASSOCIATION, the holder and

current owner of liens recorded on April 25, 2018 at 2018048035 and April 28, 2018 at 2018050163 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 Seven Springs recorded on April 3, 1981 at Reception#024159 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The Declaration establishes a lien for the benefit of The Seven Springs Owners Association against real property legally described as follows:

Residence No. 19, Building J, The Seven Springs Club, together with an undivided 1/240th interest in the common elements, according to the Condominium Declaration recorded in the office of the Clerk and Recorder of the City and County of Denver, in Book 2350 at Page 265, and the Condominium Map recorded in the office of the Clerk and Recorder of the City and County of Denver in Book 19 at Page 7, City and County of Denver, State of Colorado. And also known as: 5995 W. Hampden Ave, #J-19, Denver, CO 80227; **AND** Residence No. 23, Building H, The Seven Springs Club, together with an undivided 1/240th interest in the common elements, according to the Condominium Declaration recorded in the office of the Clerk and Recorder of the City and County of Denver, in Book 2350 at Page 265, and the Condominium Map recorded in the office of the Clerk and Recorder of the City and County of Denver in Book 19 at Page 7, City and County of Denver,

State of Colorado.; And also known as: 5995 W. Hampden Ave., # H-23, Denver, CO 80227

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 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.

You are advised that the parties liable thereon, the owner of the properties described above, or those with an interest in the subject properties, 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 which requisite procedures and provisions control your rights in the subject properties. 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 Kate M. Leason, Esq., Reg. No. 41025,
Altitude Community Law P.C., 555 Zang Street, Suite
100, Lakewood, Colorado 80228-1011, 303.432.9999.
DATED: November 5th, 2020
Elias Diggins, Sheriff
City and County of Denver, Colorado
By: Deputy Sheriff Sergeant R. Line
First Publication: December 4th, 2020
Last Publication: January 1st, 2021
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: **12/11/2020**:

STOCK	YEAR	MAKE/MODEL
VIN		
1850682017	BMW X3	S18448
1850632008	BMW 535XI	Z63270
1849641995	BMW 318TIM	72367
1849682003	BMW 330XI	G09815
1849842005	Buick Rendezvous	566782
1851552007	Chevrolet HHR	601831
1846822002	Chevrolet Blazer	127019
1846642005	Chevrolet Cavalier	121299
1849572004	Chrysler Town & Country	507276
1849662000	Dodge Durango	149011
1847612008	Dodge Charger	195507

1845392001	Dodge Ram	575339
1850741977	El Dorado HC	728332
1851351997	Ford Econoline	A88382
1849671997	Ford Econoline	A50504
1846572002	Ford Explorer	B64112
1845722006	Ford Escape	B65157
1844012000	Ford Explorer	A15065
1844202019	GMC Savana	3030
1850822010	Homemade Trailer	XXXXXX
1850002015	Honda Fit	763577
1850771995	Honda Civic	538460
1848302003	Honda Odyssey	5240
1846542002	Honda Accord	32825
1846301994	Honda Accord	8321
1844301995	Honda Civic	527049
1849732004	Hyundai Elantra	845446
1849902001	Hyundai Tiburon	224270
1846682011	Hyundai Sonata	157178
1845872006	Hyundai Sonata	127396
1851372003	Infiniti G35	222025
1848072006	Jeep Liberty	198931
1846881995	Jeep Grand Cherokee	713316
1844842002	Jeep Liberty	123198
1848402012	Kia Sportage	508014
1850622004	Mazda Mazda6l	N10782
1849492010	Mazda 3	348782
1848032019	Mazda CX-9	301857
1848672006	Nissan Altima	341860
1845982005	Nissan Maxima	803608
1844222000	Nissan Maxima	719146

1847102008	Pontiac G6	298973
1850842001	Saturn L200	567238
1844962007	Saturn Vue	877056
1849282003	Subaru Forester	713133
1846782002	Toyota Corolla	649901
1843172004	Toyota Corolla	210726
1851562004	Volkswagen Touareg	81791
1847782001	Volkswagen Passat	28357
1846582017	Volkswagen Jetta	208540
1800001998	BMW 3	C83654

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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: 12/11/2020:

STOCK VIN	YEAR	MAKE/MODEL
1850671995		Acura Legend 006183
1845661998		Audi A4 Quattro 092172
1847022000		Chevrolet Blazer 164557
1849871999		Chevrolet Cavalier 137297
1851782012		Chevrolet Cruze 374757
1848571973		Chevrolet Pickup 168103
1848102013		Chrysler 200 533685
1845472000		Dodge Intrepid 290374
1845671999		Dodge Ram 1500 287826

1850371995	Ford Explorer	B67334
1851831998	Honda Accord	130598
1845581998	Honda Civic	510001
1845592006	Honda Ridgeline	566303
1850762004	Hyundai Sante Fe	624796
1850752001	Isuzu Rodeo	346282
1845612003	Jeep Liberty	714072
1851892013	Mazda Mazda 3	848609
1845541995	Mazda MX6313739	
1849582004	Mitsubishi Endeavor	044996
1851652005	Nissan Altima	414728
1851692000	Nissan Quest	806445
1845552000	Subaru Outback	805200
1845602002	Subaru Legacy	305615
3031022011	Suzuki SX4	303102
1851672005	Toyota Avalon	032834
1845531998	Toyota Camry	109152
1846721997	Toyota Corolla	593251
1844732008	Toyota Corolla	018363
0003992006	Vintage Intimidator Trailer	000399
1814992005	Ford Taurus	129539

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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:

YEAR/MAKE/MODEL	VIN #
1990 Chevy Van Warrior- White -	105842
2001 VW Jetta- Green -	676858
1986 Oldsmobile- White -	345484
2000 GMC Yukon- Gray -	162096
1996 Honda Accord- Dark Green-	001801
1976 Dodge F40- White -	029454
2011 Ford F250- White -	B31017
2007 Ford F-450- White -	B22283
2010 Kia Forte- Silver -	055909
2011 Volvo D13- Gray -	529014
2007 Nissan Exterra- Blue -	507658
2007 Honda CRV- Black -	102528
2008 Ford Focus Sedan- Black -	248720
2006 Dodge CHR Sedan- Yellow -	373422
2008 GMC Acadia- Tan color-	124119

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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 #
1987 GMC V1500 -	526164
2005 Nissan Murano -	438866
2004 Lincoln Continental -	J37306
2020 Nissan Altima -	221693

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**NOTICE OF SALE BY
CAST IRON RECOVERY
4877 Pearl St.
Denver, CO 80216
Phone: 303-292-1542**

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

YEAR/MAKE/MODEL	VIN #
2005 Jeep Liberty -	543584
2004 Chevrolet Monte Carlo -	441053
1997 GMC Suburban -	514890
2002 Ford F250 -	C23383

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

Plaintiff: Denver Spring Investors, LLC

v

Defendants: The Heirs of Bruce A. Gerlach, The Heirs of Alexander Gerlach, Audra Gerlach, and all unknown persons who claim any interest in the subject matter of this action

SUMMONS BY PUBLICATION
Case Number 2020CV33892

Courtroom 269

THE PEOPLE OF THE STATE OF COLORADO TO THE ABOVE-NAMED DEFENDANTS: all unknown persons who claim any interest in the subject matter of this action:

You are hereby summoned and required to appear and defend against the claims of the amended complaint filed with the Denver County District Court in this action, by filing with the Clerk of the Denver County District 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 amended complaint may be obtained from the Clerk of the Denver County District Court.

If you fail to file your answer or other response to the amended 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 amended complaint without further notice.

The nature of this action is a proceeding *in rem*.

This is an action to quiet title pursuant to C.R.C.P. 105 in plaintiff Denver Spring Investors, LLC, to the real property that is the subject of this lawsuit, which is described as:

Parcel One:

Lot 14, Block 6, Ironton, City and County of Denver, State of Colorado.

Parcel Two:

The Southerly 2 feet of the Northerly 5 feet of Lot 19, Block 6, Ironton, City and County of Denver, State of Colorado

Dated: December 9, 2020.

Attorneys for Denver Spring Investors, LLC:
Andrew M. Toft, *Of Counsel*, #12550
HOFFMAN NIES DAVE & MEYER LLP
5350 S. Roslyn St., Ste. 100
Greenwood Village, CO 80111
(303) 860-7140
atoft@hn-colaw.com

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NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

District Court, Arapahoe County

Case No. 20PR432, Division: CLX

In the Matter of the Estate of

GONZALO PINGARRON GONZALEZ, 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 April 11, 2021, or the claims may be forever barred.

CRISTINA ALEXANDRA PINGARRON VELAZCO
Personal Representative
850 Hardscrabble Road
Roswell, GA 30075

Intermountain Jewish News
Legal Notices, December 11, 2020

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

RAQWIN YOUNG, Atty. Reg. #: 50496
Attorney for the Personal Representative
The Law Office of RaQwin Young, LLC
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Golden, CO 80401
Phone Number: 303-876-7662
Email: ryoung@younglawgolden.com
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