

**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](mailto: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

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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

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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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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 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.

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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 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

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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, CO80238  
Phone Number: 303-803-1055  
E-mail: amy@daneillawpc.com  
First Publication: December 11, 2020  
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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  
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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

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

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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  
GATSEOPOULOS, 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  
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. 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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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

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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: **12/18/2020**:

<b>STOCK VIN</b>	<b>YEAR</b>	<b>MAKE/MODEL</b>
1857792004		Audi A6 019992
1853082000		Big Tex Trailer A23871
1857712006		BMW 525XI S38437
1857842003		Buick Century 100049
1852702001		Buick LeSabre 182982
1855922001		Cadillac DeVille 206449
1859252002		Chevrolet Monte Carlo 373730
1858892001		Chevrolet Camaro 150161
1858602020		Chevrolet Equinox 255488
1858202006		Chevrolet Malibu 303082
1857732005		Chevrolet Tahoe 203650
1855502011		Chevrolet Traverse 240238
1854432006		Chevrolet Cobalt 761789
1854292009		Chevrolet HHR 646379
1853041996		Chevrolet Cavalier 840944
1851982001		Chevrolet Blazer 241647
1858972000		Dodge Durango 285229
1857802008		Dodge Avenger 117870
1856322008		Dodge Caliber 685284
1854681999		Dodge Stratus 624833
1854322005		Dodge Neon 160006

1851462000	Dodge Grand Caravan	680876
1859492006	Ford Crown Victoria	131782
1859032006	Ford Fusion	239099
1857672007	Ford Fusion	132472
1856972005	Ford Explorer	A32373
1855822006	Ford Expedition	A31806
1855582008	Ford Fusion	212070
1855601990	Ford Ranger	C15327
1854372007	Ford Mustang	264131
1854151994	Ford Ranger	C28388
1854032007	Ford F150	C16218
1853402010	Ford Focus	279910
1852712001	Ford Taurus	147472
1851722013	Ford Focus	152930
1854312005	GMC Yukon	185754
1858692020	Homemade Trailer	XXXXXX
1858021994	Homemade Trailer	005585
1854131999	Homemade Camper	Trailer
	XXXXXX	
1858981994	Honda CB250	300072
1857041992	Honda Accord	016125
1854361992	Honda Civic	028216
1854332007	Honda Odyssey	410179
1859402000	Isuzu Rodeo	344209
1858771989	Jeep Cherokee	543141
1856261999	Jeep Grand Cherokee	567811
1853682008	Jeep Patriot	796085
1856472017	Kia Forte	690478
1857752006	Kia Sportage	226096
1855132005	Kia Spectra	5 077225

1852642000	Lincoln Town Car	908182
1850721998	Mercury Sable	648291
1850832013	Mitsubishi Outlander	021990
1858962009	Nissan Altima	113585
1858852001	Nissan Sentra	108221
1858222016	Nissan NV200	696259
1857912006	Nissan Murano	518707
1857202001	Nissan Pathfinder	572787
1856162007	Nissan Altima	499002
1851762003	Oldsmobile Silhouette	125393
1859022008	Pontiac G6	153447
1855892008	Saturn Vue	644397
1856382002	Subaru Legacy	622539
1857941992	Toyota Corolla	271520
1853922000	Toyota Avalon	058682
1851682008	Toyota Corolla	967861
1856422004	Volkswagen Jetta	030702
1854302002	Volkswagen Jetta	089484
1853802008	Volkswagen Jetta	066672
1851742002	Volkswagen Jetta	111310

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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: **12/18/2020**:

<b>STOCK VIN</b>	<b>YEAR</b>	<b>MAKE/MODEL</b>
1854241996	Acura 2.5 TL	008938
1854741998	Buick Century	561228
1853332010	Buick Enclave	140074
1855292002	Cadillac Deville	201681
1857502003	Chevrolet Malibu	597446
1860061996	Chevrolet S10	125935
1855912008	Chrysler Town & Country	634719
1853202001	Dodge Durango	621601
1845421995	Ford F150	A03584
1844331996	Ford Ranger	B32834
1856212007	Ford F150	C85491
1858752003	Ford Focus	341456
1858791997	Ford Taurus	164789
1854161996	Honda Civic	023038
1860001992	Jeep Cherokee	145116
1857762005	Mazda Mazda 3	239301
1852881998	Mercedes Benz E320	657297
1856812002	Mercury Cougar	610903
1852622003	Mitsubishi Eclipse	060481
1856442005	Mitsubishi Outlander	028687
1858802003	Nissan Sentra	705396
1854912007	Pontiac Gr Prix	230854
1857582004	Toyota Camry	822248
1858932005	Toyota Scion	035800
1776902002	Subaru Forester	754337

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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 #**

**2007 Jeep Liberty- 671250**

Date of Publication: December 18, 2020

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**NOTICE OF SALE**

The following individual is hereby notified that their vehicle is to be sold at NOIR TOWING AND RECOVERY, 8275 East 11th Avenue, Denver, Colorado, 80220. Phone: 720-307-7373. Sale Date:12/26/2020.

**STOCK# YEAR/MAKE/MODEL VIN#**

**100101 2018 Kia Optima 186696**

Date of Publication: December 18, 2020

Published: Intermountain Jewish News

**NOTICE OF SALE**

The following individual is hereby notified that their vehicle is to be sold at NOIR TOWING AND RECOVERY, 8275 East 11th Avenue, Denver, Colorado, 80220. Phone: 720-307-7373. Sale Date:12/24/2020.

**STOCK# YEAR/MAKE/MODEL VIN#**

**100102 2013 Chevrolet Silverado  
244538**

Date of Publication: December 18, 2020

Published: Intermountain Jewish News

**NOTICE OF SALE**

The following individual is hereby notified that their vehicle is to be sold at NOIR TOWING AND RECOVERY, 8275 East 11th Avenue, Denver, Colorado, 80220. Phone: 720-307-7373. Sale Date:01/05=2021.

**STOCK# YEAR/MAKE/MODEL VIN#**  
**100103 2003 BMW3 Base K02457**

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**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 Kia Sedona black 314222

2009 Chrysler PT Cruiser white. 615300

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**NOTICE OF SALE**

The following individual is hereby notified that their vehicle is to be sold at ED BOZARTH CHEVROLET, INC., 2001 S. HAVANA STREET, AURORA, COLORADO 80014. Phone:(303)751-7500.

**YEAR/MAKE/MODEL VIN#**  
**2012 Chevrolet Cruze 4DR. White 251956**

**2018 Chevrolet Cruze 4dr. Blue 136828**

Date of Publication: December 18, 2020



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**NOTICE OF SALE**

The following individual is hereby notified that their vehicle is to be sold at McDONALD VOLKSWAGEN, 6000 S. BROADWAY, LITTLETON, COLORADO 80121. Phone: (303) 795-7969.

**YEAR/MAKE/MODEL VIN#**  
**2010 Volkswagen Jetta 4DR. Black 125345**

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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.

**YEAR/MAKE/MODEL VIN**  
2001 Ford F150 D98456  
1998 Chevrolet S10 234095  
2010 Toyota Yaris 393895

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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 #**

2004 Ford F150 Red 674581  
1997 Honda Accord White 482272  
2009 Kia Borrego Dark Blue 028631  
2013 Ford Focus black 195743  
2002 Chevrolet Monte Carlo Silver 218063  
2002 Honda Odyssey Gray 025404  
2017 Homemade Trailer 1646aa  
2003 Honda Pilot Red 594069  
1995 BMW Coupe Red A12948  
2002 GMC Pickup Sierra 174701  
2011 Toyota Prius White 284063  
2003 Acura TL white 028314

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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2020PR031395, Division 3  
In the Matter of the Estate of  
JASON ALAN FRENCH, 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 18, 2021, or the claims may be forever barred.

BROOKE M. FRENCH  
Personal Representative  
c/o Maureen Dunn, Esq.  
1331 17th St., Ste. 800

Denver, CO 80202  
(303) 623-9133  
mdunn@darlingmilligan.com  
MAUREEN DUNN, Esq. Atty. Reg. #: 14981  
Attorney for the Personal Representative  
Darling Milligan, PC  
1331 17th Street, #800  
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FAX Number: 303-623-9129  
E-mail: mdunn@darlingmilligan.com  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2020PR31362  
In the Matter of the Estate of  
HELEN MARIE O'CONNOR, 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 19, 2021, or the claims may be forever barred.

SUANN M. O'CONNOR  
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 Street, 6th Floor  
Denver, Colorado 80209  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
District Court of Douglas County  
Case No. 20PR30487, Division C  
In the Matter of the Estate of  
DANIEL W. PATTERSON, 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 18, 2021, or the claims may be forever barred.

GLORIA PATTERSON  
Personal Representative

5350 S. Roslyn St. Suite 100  
Greenwood Village, CO 80111  
DENISE HOFFMAN WHITE, Esq. Atty. Reg. 33143  
JOSEPH A. ORRINO, Esq., Atty. Reg. #50499  
Attorneys for the Personal Representative  
5350 S. Roslyn St., Suite 100  
Greenwood Village, CO80111  
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E-mail: dhoffman@hn-colaw.com  
E-mail: jorrino@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  
RAQWIN YOUNG, Atty. Reg. #: 50496  
Attorney for the Personal Representative  
The Law Office of RaQwin Young, LLC  
711 Cheyenne Street, Unit A  
Golden, CO 80401  
Phone Number: 303-876-7662  
Email: ryoung@younglawgolden.com  
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**NOTICE TO CREDITORS BY PUBLICATION**

**PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court**

**Case No. 2020PR31504**

**In the Matter of the Estate of**

**DORSEY G. HUDSON, also known as DORSEY  
HUDSON, 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 19, 2021, or the claims may be forever barred.

ANDREW HUDSON

Personal Representative

c/o Elizabeth A. Bryant, Esq.

Bryant Ritsick Symons & Ratner LLC

3773 Cherry Creek N. Drive Suite 600

Denver, CO 80209  
ELIZABETH A. BRYANT, Esq. Atty. Reg. #: 19699  
Attorney for the Personal Representative  
Bryant Ritsick Symons & Ratner, LLC  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2020PR31400  
In the Matter of the Estate of  
MARILYN J. STODDARD, 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 18, 2021, or the claims may be forever barred.

BARBARA LYNNE STODDARD  
Personal Representative  
3182 S. Holly St.  
Denver, CO80222

JULIE M. KARAVAS, Esq. Atty. Reg. #: 45394  
THOMAS D. KRANZ, Esq. Atty. Reg. #: 40421

Attorneys for the Personal Representative  
Karavas & Kranz, PC  
1123 Spruce Street, Suite 200  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
District Court of Arapahoe County  
Case No. 2020PR31250, Division CLX  
In the Matter of the Estate of  
JAMES P. ANGELES, 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 18, 2021, or the claims may be forever barred.

KEVIN ANGELES  
Personal Representative  
5350 S. Roslyn St. Suite 100  
Greenwood Village, CO 80111

DENISE HOFFMAN WHITE, Esq. Atty. Reg. 33143  
JOSEPH A. ORRINO, Esq., Atty. Reg. #50499  
Attorneys for the Personal Representative

*Intermountain Jewish News*  
Legal Notices, December 18, 2020

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

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Hackstaff & Snow, LLC  
1601 Blake St. #310  
Denver, CO 80202  
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FAX Number: 303-534-4309  
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**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
District Court of Arapahoe County  
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 District Court of Arapahoe, County, Colorado, on or before April 19, 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  
Attorneys for the Personal Representative