

**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  
Hackstaff & Snow, LLC  
1601 Blake St. #310  
Denver, CO 80202  
Phone Number:303-534-4317  
FAX Number: 303-534-4309  
First Publication: December 18, 2020  
Second Publication: December 25, 2020  
Last Publication: January 1, 2021  
Published: Intermountain Jewish News

**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  
5350 S. Roslyn St., Suite 100  
Greenwood Village, CO80111  
Phone Number:303-860-7140  
FAX Number: 303-860-7344  
E-mail: dhoffman@hn-colaw.com  
E-mail: jorrino@hn-colaw.com  
First Publication: December 18, 2020  
Second Publication: December 25, 2020  
Last Publication: January 1, 2021  
Published: Intermountain Jewish News

**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  
Boulder, CO 80302  
Phone Number: 720.943.1095  
FAX Number: 308.946.2503  
E-mail: thomas@jkklegal.com  
First Publication: December 18, 2020  
Second Publication: December 25, 2020  
Last Publication: January 1, 2021  
Published: Intermountain Jewish News

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

Year/Make/Model	Vin #
1997 Dodge Ram 1500 -	590235
2008 Chevy Cobalt -	21748
2001 Dodge Neon -	206646
2008 Cadillac DTS -	192831
2000 Ford Mustang -	219497
1997 Subaru Legacy -	216780
2000 Chrysler Sebring -	212578

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

Date of Publication: January 1, 2021  
Published: Intermountain Jewish News

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

First Publication: December 11, 2020

Last Publication: January 8, 2021

Published: Intermountain Jewish News

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

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

Attorneys for Denver Spring Investors, LLC:

HOFFMAN NIES DAVE & MEYER LLP

Andrew M. Toft, *Of Counsel*, #12550

5350 S. Roslyn St., Ste. 100

Greenwood Village, CO 80111

(303) 860-7140

atoft@hn-colaw.com

Case Number 2020CV33892, Courtroom 269

**SuMMONS BY PUBLICATION**

**THE PEOPLE OF THE STATE OF COLORADO  
TO THE ABOVE-NAMED DEFENDANT(S): The Heirs  
of Bruce A. Gerlach and The Heirs of Alexander  
Gerlach:**

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:

Dated: December 23, 2020

Andrew M. Toft, Of Counsel, #12550

HOFFMAN NIES DAVE & MEYER LLP

Attorneys for Denver Spring Investors, LLC

5350 S. Roslyn St., Ste. 100

Greenwood Village, CO 80111

(303) 860-7140

E-mail: atoft@hn-colaw.com

First Publication: January 1, 2021

Last Publication: January 22, 2021

Published: Intermountain Jewish News

DISTRICT COURT

ARAPAHOE COUNTY, COLORADO

Court Address: 7325 S. Potomac Street

Centennial, CO 80112

Phone Number: 303-645-6600

**Plaintiff(s):**

CHERRY HILLS HEALTHCARE, INC., dba

ENGLEWOOD POST-ACUTE AND REHABILITATION, a  
foreign corporation

**Defendant(s):**

ANTHONY DURAN, a single man

Attorney or Party Without Attorney:

ELAINE A. RYAN, Atty. Reg. #: 042989

2325 E. Camelback Road, Suite 300

Phoenix, Arizona 85016

Phone Number: (602) 274-1100 or (800) 847-9094

Fax Number: Declined C.R.C.P. 5(b)

E-mail: eryan@bffb.com

Case No. 2019CV032543

**SHERIFF'S NOTICE OF SALE**

Under a Writ of Execution issued on September 2, 2020,  
in the above- captioned action, I am ordered to sell  
certain real property as follows:

Original Lienee/Judgment Debtor ANTHONY DURAN

Original Lienor/Judgment Creditor CHERRY HILLS

HEALTHCARE, INC., dba ENGLEWOOD POST-ACUTE

AND REHABILITATION

Current Holder of the evidence of debt CHERRY HILLS

HEALTHCARE, INC., dba ENGLEWOOD POST-ACUTE

AND REHABILITATION

Date of Judgment Lien being foreclosed Judgment

entered January 6, 2020

Date of Recording of Judgment Lien being foreclosed

January 14, 2020

County of Recording Denver

Recording Information 2020005487

Original Balance of the Judgment \$34,824.51

Outstanding Balance of Judgment as of October 26,  
2020 \$40,100.49

Amount of Judgment entered January 6, 2020

\$34,824.51

Description of property to be foreclosed:

**LOT 4, BLOCK 30, ATHMAR PARK UNIT NO. 3, City  
and County of Denver, State of Colorado.**

Also known as: 829 S. Osage, Denver, Colorado/Denver  
County APN:051641102200

THE PROPERTY TO BE FORECLOSED AND  
DESCRIBED HEREIN IS ALL OF THE REAL  
PROPERTY CURRENTLY ENCUMBERED BY THE  
JUDGMENT 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 April 1, 2021, 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 County Sheriff's Office.

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

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL  
PROPERTY BEING FORECLOSED OR HAVE

CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES  
PURSUANT TO COLORADO LAW AS A RESULT OF  
SAID FORECLOSURE. YOU MAY HAVE THE RIGHT  
TO REDEEM SAID REAL PROPERTY OR YOU MAY  
HAVE THE RIGHT TO CURE A DEFAULT UNDER THE  
LIEN BEING FORECLOSED. A COPY OF THE  
STATUTES WHICH MAY AFFECT YOUR RIGHTS ARE  
ATTACHED HERETO.

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

Elaine A. Ryan (SBN 042989)

Bonnett, Fairbourn, Friedman & Balint, P.C.

2325 E. Camelback Road, Suite 300

Phoenix, AZ 85016

(800) 847-9094

(602) 274-1100

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

Date: November 24th, 2020.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

First Publication: December 25, 2020

Last Publication: January 22, 2021

Published: Intermountain Jewish News

Superior Court of California, Los Angeles County, 111  
North Hill Street, Los Angeles 90012



Stanley Mosk Courthouse  
PLAINTIFF: CHARLENE CLARK-MANZANARES  
DEFENDANT: ELLIAS PRONKER

NOTICE OF ENTRY OF JUDGMENT ON SISTER-  
STATE JUDGMENT

Case Number: 20STCP00143

1. TO JUDGMENT DEBTOR (name): ELLIAS  
PRONKER, 3312 Navajo St., Denver, CO 80211-3531

2. YOU ARE NOTIFIED

a. Upon application of the judgment creditor, a  
judgment against you has been entered in this court as  
follows:

(1) Judgment creditor (name): CHARLENE CLARK-  
MANZANARES, c/o Vial Fotheringham LLP, 17355 SW  
Boones Ferry Rd. Ste. A, Lake Oswego, OR 97035

(2) Amount of judgment entered in this court  
\$150,377.43

b. This Judgment was entered based upon a sister-  
state judgment previously entered against you as follows:

(1) Sister-state (name): Colorado

(2) Sister-state court (name and location): Denver  
District Court, 1437 Bannock Street, Denver, Colorado  
80202

(3) Judgment entered in sister state on (date): April  
07, 2016

(4) Title of case and case number  
(specify): CHARLENE CLARK-MANZANARES v. ELLIAS  
PRONKER, Case No. 15CV32555

3. A sister-state judgment has been entered against you  
in a California court. Unless you file a motion to vacate

the judgment in this court within 30 DAYS after service of  
this notice, this judgment will be final. This Court may  
order that a writ of execution or other enforcement may  
issue. Your wages, money, and property could be taken  
without further warning from the court. If enforcement  
procedures have already been issued, the property levied  
on will not be distributed until 30 days after you are  
served with this notice.

Date: 01/13/2020

SHERRI R. CARTER,  
Executive Officer/Clerk of Court  
Clerk, by NATASHIA D. ROSE, Deputy  
THOMAS M. JOHNSON CSB# 167660  
c/o Vial Fotheringham LLP  
17355 SW Boones Ferry Rd. Ste. A  
Lake Oswego, OR 97035

Telephone No. 503-684-4111

First Publication: December 25, 2020

Last Publication: January 22, 2021

Published: Intermountain Jewish News

**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  
Denver, CO 80202  
Phone Number: 303-623-9133  
FAX Number: 303-623-9129  
E-mail: mdunn@darlingmilligan.com  
First Publication: December 18, 2020  
Second Publication: December 25, 2020  
Last Publication: January 1, 2021  
Published: Intermountain Jewish News

**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  
Phone Number: 303-333-9810  
FAX Number: 303-333-9786  
E-mail: sweiser@fostergraham.com  
First Publication: December 18, 2020  
Second Publication: December 25, 2020  
Last Publication: January 1, 2021  
Published: Intermountain Jewish News

**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

Phone Number:303-860-7140

FAX Number: 303-860-7344

E-mail: dhoffman@hn-colaw.com

E-mail: jorrino@hn-colaw.com

First Publication: December 18, 2020

Second Publication: December 25, 2020

Last Publication: January 1, 2021

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 #**

**2001 Toyota Corolla      423967**

**2010 Jeep Patriot      525907**

**2010 Toyota Corolla      218519**

**2017 Nissan Sentra      238202**

**2004 Lincoln Navigator      J37306**

Date of Publication: January 1, 2021

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF  
COLORADO

CIVIL ACTION NO. 2020CV031693

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

PERRY ROW AT SLOANS HOMEOWNERS  
ASSOCIATION, INC.,

Plaintiff,

v.

MICHAEL BURKE, TRUIST BANK, MORTGAGE  
ELECTRONIC REGISTRATION SYSTEMS, INC. and  
PAUL D. LOPEZ AS DENVER CITY AND COUNTY  
PUBLIC TRUSTEE,

Defendants.

Regarding: See Exhibit A attached hereto and  
incorporated herein by reference.

Also known as: 4042 W. 16th Ave. Denver, CO 80204-  
1583

TO THE ABOVE NAMED DEFENDANTS, Please take  
notice:

You and each of you are hereby notified that a Sheriff's  
Sale of the referenced property is to be conducted by the  
Sheriff's Department of the County of Denver, State of  
Colorado at 10 O'clock .A.M., on the 25th day of

February 2021, at 201 W. Colfax Ave., 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. Bidders are required to have cash or certified funds payable to the Denver District Court Registry.

**PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY. Judgment is in the amount of \$13,120.24.**

**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 October 21, 2020, and C.R.S. 38-38-101 *et seq.* by PERRY ROW AT SLOANS HOMEOWNERS ASSOCIATION, INC., the holder and current owner of a lien recorded on March 18, 2019 at 2019030917 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 Townhome Declaration for Perry Row at Sloans recorded on July 14, 2017 at Reception # 2017091932 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 Perry Row at Sloans Homeowners Association, Inc. against real property legally described as follows:

See Exhibit A attached hereto and incorporated herein by reference.; And also known as: 4042 W. 16th Ave.

Denver, CO 80204-1583.

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 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

which requisite procedures and provisions 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 Kate M. Leason, Esq., Reg. No. 41025, Altitude Community Law P.C., 555 Zang Street, Suite 100, Lakewood, Colorado 80228-1011, 303.432.9999.  
Elias Diggins, Sheriff  
City and County of Denver, Colorado  
By: Deputy Sheriff Sergeant Eric Miller  
**State of Colorado**  
**County of Denver**  
**(Notarization no longer required in Colorado per Statute 38-35-106 C.R.S.)**  
First Publication: January 1st, 2021  
Last Publication: January 29th, 2021  
Published: Intermountain Jewish News

**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  
3773 Cherry Creek N. Drive, Suite 600  
Denver, CO 80209  
Phone Number: 720-845-1690  
Email: elizabeth.bryant@brsrlaw.com  
First Publication: December 18, 2020  
Second Publication: December 25, 2020  
Last Publication: January 1, 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: **01/01/2021**:

<b>STOCK VIN</b>	<b>YEAR</b>	<b>MAKE/MODEL</b>
1862102000	Acura 3.2TL	060859
1870282008	Audi A4	100127

1867992003	Audi A6	013343
1871561997	BMW 528I	W12026
1873232002	Cadillac Escalade	202329
1872722004	Changzhou Trailer	022464
1870582001	Chevrolet Suburban	201394
1868931992	Chevrolet G20	106545
1867902012	Chevrolet Impala	202163
1865361995	Chevrolet Suburban	353148
1868542004	Chrysler Concorde	592454
1870501977	Dodge Sportsman	408300
1867862010	Dodge Charger	267947
1874942020	EZ GOLF CART	XXXXXX
1867761996	Fleetwood P30	311489
1874292006	Ford Explorer	A17415
1871492006	Ford E350	A38255
1870562002	Ford Explorer	A33306
1870292002	Honda Civic	015601
1867871996	Honda Accord	079995
1867681999	Honda Accord	025550
1867672003	Honda Odyssey	034682
1867582000	Honda Accord	003833
1869951995	Isuzu Trooper	923358
1868791994	Jayco Camper	BP0127
1870401997	Jeep Cherokee	547989
1869572008	Jeep Liberty	221411
1868832000	Jeep Cherokee	255655
1868742001	Jeep Grand Cherokee	520050
1867752008	Jeep Commander	166513
1867601999	Jeep Grand Cherokee	742219
1870312014	Kawasaki Ninja	000988

1869702001	Nissan Pathfinder	607044
1869562001	Nissan Frontier	325669
1870391998	Oldsmobile Bravada	710775
1862441978	Tioga Motor Home	081508
1872591999	Toyota Camry	175663
1870682016	Toyota 4Runner	358868
1870271999	Toyota Corolla	279969
1868991999	Toyota Corolla	248959
1867812001	Toyota Camry	961084
1867402011	Toyota Corolla	104477
1869532015	Volkswagen Jetta	338571
1868242004	Volvo XC70	156514

Date of Publication: January 1, 2021

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: **01/01/2021**:

STOCK	YEAR	MAKE/MODEL
VIN		
1869221999	Acura 3.2 TL	032310
1870632005	Buick Century	160528
1873951997	Buick Skylark	445564
1868942010	Chevrolet Aveo	117969
1875112002	Chevrolet Cavalier	187993
1868862004	Chevrolet Impala	348674
1873672004	Chevrolet Trailblazer	212911

1875542008	Chrysler Pacifica	650126
1876052001	Daewoo Lanos	648439
1867731978	Datsun Pickup	357531
1870652004	Dodge Neon	513782
1870332001	Dodge Ram 1500	241483
1862561996	Ford Aspire	166363
1869162008	Ford Fusion	157062
1865352004	Ford F250	B84181
1867922004	GMC Envoy	339570
1875322002	GMC Envoy	271776
1857662000	Club Car Golf Cart	107711
1867892008	Honda CRV	046843
1870302013	Hyundai Accent	312297
1873942002	Hyundai Elantra	280317
1870262002	Isuzu Rodeo	304748
1859101992	Jeep Cherokee	223240
1873911994	Lexus SC 400	037396
1874902004	Mazda Mazda 6	N64495
1867881997	Mercury Villager	J62960
1875332002	Mitsubishi Montero	046867
1875002001	Nissan Altima	160532
1870431986	Saab 900	000560
1876022000	Toyota Avalon	008143
1867831999	Toyota Camry Solara	182866
1875222011	Volkswagen Jetta	396384
1862672003	Ford Expedition	B00519

Date of Publication: January 1, 2021  
Published: Intermountain Jewish News

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

**Denver Probate Court  
Case No. 2020PR031549**

**In the Matter of the Estate of  
JAMES A. SWANSON a/k/a JAMES ALLEN  
SWANSON a/k/a JAMES SWANSON, 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 May 1, 2021, or the claims may be forever barred.

SUZANNE S. SWANSON  
Personal Representative  
370 Saint Paul St.  
Denver, CO 80206

JAY H. CHAPMAN, Esq. Atty. Reg. #00645  
Attorney for the Personal Representative  
Chapman & Roth, LLC  
1355 S. Colorado Blvd., Suite 600  
Denver, CO 80222  
Phone Number: 303-759-4004  
FAX Number: 303-757-0231  
E-mail: jay@chapmanroth.com  
First Publication: January 1, 2021  
Second Publication: January 8, 2021  
Last Publication: January 15, 2021  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Denver Probate Court  
Case No. 2020PR031469  
In the Matter of the Estate of  
STANTON D. ROSENBAUM, 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 May 1, 2021, or the claims may be forever barred.

JANE E. ROSENBAUM  
Personal Representative  
c/o Gary A. Kleiman, Esq.  
Foster Graham Milstein & Calisher, LLP  
360 S. Garfield St., 6th Floor  
Denver, CO80209

GARY A. KLEIMAN, Esq. Atty. Reg. #: 10791  
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: gkleiman@fostergraham.com  
First Publication: January 1, 2021  
Second Publication: January 8, 2021  
Last Publication: January 15, 2021  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
District Court of Douglas County  
Case No. 2020PR030528, Division C  
In the Matter of the Estate of**

**JAN O. BRUNK, also known as JAN OLIVIA BRUNK,  
and also known as JAN BRUNK, 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 May 1, 2021, or the claims may be forever barred.

JAMES DONALD BRUNK  
Personal Representative  
5312 Fresno Avenue  
Pflugerville, TX 78660

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: January 1, 2021  
Second Publication: January 8, 2021  
Last Publication: January 15, 2021  
Published: Intermountain Jewish News

**Notice to Mortgagees of Units within The Hamilton  
Arms Condominiums**



RE: Original Notice Dated November 23, 2020  
The Hamilton Arms Condominium Association, Inc. (“Association”) hereby provides notice of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of The Hamilton Arms Condominiums (“Amended and Restated Declaration”), which amends and replaces the original Declaration and conforms it to applicable Colorado law. In addition to mortgagee approval, Owners representing at least sixty-seven percent (67%) of the General Common Elements must also consent to this Amended and Restated Declaration. Consistent with the requirement for mortgagee approval in the original Declaration of Covenants, Conditions and Restrictions of The Hamilton Arms Condominiums and with the procedures set forth in C.R.S. 38-33.3-217(1)(b), the Association requests your approval of the Amended and Restated Declaration. A copy of the Amended and Restated Declaration was sent to your attention with the original notice, and may also be obtained by contacting Kimberly Porter at the address provided below. Your approval of the Amended Declaration does not require any action or response, and will be considered approved in the absence of a negative response delivered by you within sixty days after the date of the Original Notice.

**THE AMENDED AND RESTATED DECLARATION  
DOES NOT AFFECT THE PRIORITY OR TERMS OF  
YOUR DEED OF TRUST.**

You may submit a response or obtain a copy of the Amended and Restated Declaration by writing to

Kimberly Porter Esq., Winzenburg, Leff, Purvis and Payne, LLP, 8020 Shaffer Parkway, Suite 300, Littleton, CO 80127.

First Publication: January 1, 2021

Last Publication: January 8, 2021

Published: Intermountain Jewish News

**NOTICE OF SHERIFF’S SALE**

TO WHOM IT MAY CONCERN:

RE: Sheriff’s Sale of Real Property pursuant to Court Order and §38-38-101 *et seq.*, C.R.S.

This is to advise you that a Sheriff’s sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to the Order Re: Default Judgment and Decree of Foreclosure issued by the City and County of Denver District Court case number 2019CV34571 captioned DARTMOUTH CONDOMINIUMS ASSOCIATION, INC. v. MARY TAFOYA, dated October 12, 2020, and §38-38-101 *et seq.*, C.R.S., by the DARTMOUTH CONDOMINIUMS ASSOCIATION, INC., the current holder and owner of a statutory lien against the real property located in the City and County of Denver, State of Colorado. The foreclosure is based on the Declaration of Covenants, Conditions and Restrictions of The Dartmouth Condominiums A Condominium Project Located in the City and County of Denver State of Colorado recorded on October 31, 1983 at Reception #080025 which establishes a lien for the benefit of DARTMOUTH CONDOMINIUMS ASSOCIATION, INC. (“Declaration”) **WHICH LIEN**

**BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS**

legally described as follows, to wit:

Condominium Unit No. 130, Dartmouth Condominiums, in accordance with and subject to the Declaration of Covenants, Conditions and Restrictions of the Dartmouth Condominiums recorded on October 31, 1983 in Book 2942 at Page 193, and Map recorded on October 31, 1983 in Plat Book 25 at Pages 1, 2 and 3, and any and all amendments and supplements thereto, in the Records of the City and county of Denver, State of Colorado, TOGETHER WITH the right to the exclusive use of Parking Space No. 130, City and County of Denver, State of Colorado, also known as 3100 S Federal Blvd #130, Denver CO 80236 ("Property").

You may have an interest in the real property being foreclosed or have certain rights or suffer certain liabilities or loss of your interest in the subject property as a result of said foreclosure. You may have the right to redeem the real property under §38-38-302, C.R.S. or you may have the right to cure a default under the instrument being foreclosed under §38-38-104, C.R.S. In this regard, you may desire and are advised to consult with your own private attorney.

Further, you are advised that the parties liable thereon, the owner of the property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto.

In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights; therefore, you should read and review all the applicable statutes and laws in order to determine the requisite procedures and provisions which control your rights in the subject property.

The Sheriff's sale has been scheduled to occur at 10:00 a.m. on February 25, 2021, at the front steps of the Denver City and County Building 1437 Bannock Street, Denver, Colorado 80202.

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

All telephone inquiries for information should be directed to the office of the undersigned Sheriff at (720) 865-9556. The name, address and telephone number of the attorney representing the legal owner of the above described lien is:

Tammy M. Alcock, Esq.  
Alcock Law Group, PC  
19751 E Mainstreet, Suite 225  
Parker, CO 80138  
(303) 993-5400

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

*Intermountain Jewish News*  
Legal Notices, January 1, 2020

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

**PROPERTY. Judgment is in the amount of  
\$10,171.20.**

DATED: December 21, 2020.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

First Publication: January 1, 2021

Last Publication: January 29, 2021

Published: Intermountain Jewish News