

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.
District Court, Jefferson County
Case No. 2020PR31268
In the Matter of the Estate of
KENNETH RONALD DINGWELL a/k/a KENNETH R.
DINGWELL, 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 May 8, 2021, or the claims may be forever barred.

DAVID L. DINGWELL
Personal Representative
c/o Christopher Turner, Esq.
Gantenbein Law Firm LLC
1760 Gaylord Street
Denver, CO80206

CHRISTOPHER TURNER, #43245
Attorney for the Personal Representative
Gantenbein Law Firm LLC
PO Box 777
Wheat Ridge, CO80034
Phone 720-593-8295
Fax 303-872-6649
Email christopher@gantenbeinlaw.com
First Publication: January 8, 2021
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2020PR31641
In the Matter of the Estate of**

BARTON MCLEAN LUND, JR., a/k/a BARTON M. LUND, JR., a/k/a BARTON LUND, JR. a/k/a BARTON MCLEAN LUND, a/k/a BARTON M. LUND, a/k/a BARTON LUND, 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, 1437 Bannock Street, Room 230, Denver, Colorado, on or before May 15, 2021, or the claims may be forever barred.

SYDNEY A. LUND
Personal Representative
721 Pondhurst Circle
Amery, Wisconsin 54001

RONALD W. SERVIS, Esq. Atty. Reg. #: 9177
PATRICIA D. SACHSE, Esq. Atty. Reg. #: 40633
Attorneys for the Personal Representative
Law Offices of Ronald W. Servis
11616 West Shaffer Place, Unit S-102
Littleton, Colorado 80127
Phone Number:303.237.5020
FAX Number: 303.232.7809
E-mail: Patti@Sachse-Law.com
First Publication: January 15, 2021
Second Publication: January 22, 2021
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.**

**Denver Probate Court
Case No. 2020PR31389
In the Matter of the Estate of
FENSKE, CLEO M., 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 8, 2021, or the claims may be forever barred.

ERNEST F. GAYLORD
Personal Representative
350 S. Clinton Street, 11A
Denver, CO80247

DAVID M. COOK, Esq. Atty. Reg. #: 10808
Attorney for the Personal Representative
Klancke & Cook
2833 S. Colorado Blvd.
Denver, CO 80222
Phone Number: (303) 584-0500
FAX Number: (303) 691-0555
E-mail: david@klanckecook.com
First Publication: January 8, 2021
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Last Publication: January 22, 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

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2020PR031500
In the Matter of the Estate of
FRANCES NELSON HUPP, 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 15, 2021, or the claims may be forever barred.

MARY A. HUPP
Personal Representative
949 Garfield Street

Denver, CO80206
DAVID M. COOK, Esq. Atty. Reg. #: 10808
Attorney for the Personal Representative
Klancke & Cook, Attorneys
2833 S. Colorado Blvd.
Denver, CO 80222
Phone Number: (303) 584-0500
FAX Number: (303) 691-0555
E-mail: david@klanckecook.com
First Publication: January 15, 2021
Second Publication: January 22, 2021
Last Publication: January 29, 2021
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Arapahoe County District Court
Case No. 20PR31333, Division: CLX
In the Matter of the Estate of
DARRELL M. CALDWELL, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the ARAPAHOE COUNTY DISTRICT COURT, 7325 South Potomac Street, Centennial, CO 80112 on or before four (4) months from the date of the first publication, or the claims may be forever barred.

WAYNE E. VADEN, Esq. (#21026)
Attorney for the Personal Representative
CITY PARK LAW GROUP, LLC

3401 Quebec Street, Suite 9350
Denver, CO 80207
(303) 377-2933 Voice
(303) 377-2834 Facsimile
w.vaden@cityparklaw.com E-mail
First Publication: January 8, 2021
Second Publication: January 15, 2021
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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

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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2020PR31573
In the Matter of the Estate of
FLORENCE D. FISHER, a/k/a FLORENCE DUNLAP
FISHER, a/k/a FLORENCE L. FISHER, a/k/a**

FLORENCE LOUISE FISHER, a/k/a FLORENCE FISHER, a/k/a FLORENCE LOUISE MCKINLAY, a/k/a FLORENCE L. MCKINLAY, a/k/a FLORENCE MCKINLAY, a/k/a FLORENCE DUNLAP SILJANDER, a/k/a FLORENCE D. SILJANDER, and a/k/a FLORENCE SILJANDER, 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 8, 2021, or the claims may be forever barred.

SCOTT D. MCKINLAY
Personal Representative
c/o Christopher Cole
Sherman & Howard L.L.C.
633 Seventeenth Street, Ste. 3000
Denver, Colorado 80202

CHRISTOPHER COLE, Esq. Atty. Reg. #: 44904
Attorney for the Personal Representative
Sherman & Howard L.L.C.
633 Seventeenth Street, Ste. 3000
Denver, Colorado 80202
Phone Number: (303) 299-8492
FAX Number:(303) 298-0940
E-mail: ccole@shermanhoward.com
First Publication: January 8, 2021
Second Publication: January 15, 2021
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
District Court of Jefferson County
Case No. 2020PR031214, Division: 11
In the Matter of the Estate of
GARRETT R. OSBORNE, 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 May 15, 2021, or the claims may be forever barred.

CORINNE OSBORNE
Personal Representative
7766 Orion St.
Arvada, CO80007

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
E-mail: js@hackstafflaw.com
E-mail: jh@hackstafflaw.com
E-mail: ckimminau@hackstafflaw.com
First Publication: January 15, 2021
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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 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

Notice of Sale

The following individuals are hereby notified that their vehicles are to be sold at **Gabino Auto Repair and Towing** abandoned vehicle sale. Address: 1900 Xanthia St, Denver CO: Phone 720-309-0934. Sale Date: 01/28/2021.

Stock/Year/Make/Model Vin
0003 2002 Buick Lesabre 145698

Date of Publication: January 22, 2021
Published: Intermountain Jewish News

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 #
2013 Honda Civic E91349

Date of 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. 2020PR31442
In the Matter of the Estate of**

JAMES EVAN SLACK also known as J. EVAN SLACK, and also known as EVAN SLACK, 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 15, 2021, or the claims may be forever barred.

FREDERICK DURAND LARK
Personal Representative
13821 North Wendover Drive
Fountain Hills, AZ 85268

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
FAXNumber:303.773.2255
Email: frank@frankevanslaw.com
First Publication: January 15, 2021
Second Publication: January 22, 2021
Last Publication: January 29, 2021
Published: Intermountain Jewish News

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

Plaintiff: PEBBLE CREEK CONDOMINIUM
HOMEOWNERS ASSOCIATION, a Colorado non-profit
corporation,

Defendants: JENNIFER SAUNDERS; WELLS FARGO
BANK, N.A.; CAPITAL ONE BANK (USA), N.A.; DEBRA

JOHNSON AS PUBLIC TRUSTEE FOR DENVER
COUNTY; STEVE ELLINGTON AS TREASURER FOR
DENVER COUNTY; UNKNOWN TENANT(S) IN
POSSESSION.

Case Number: 2019CV034815

SHERIFF'S NOTICE OF SALE

Under a Judgment and Decree of Foreclosure entered on
October 7, 2020 in the above- captioned action, I am
ordered to sell certain real property as follows:

Original Lienee Jennifer Saunders
Original Lienor Pebble Creek Condominium Homeowners
Association

Current Holder of the evidence of debt Pebble Creek
Condominium Homeowners Association

Date of Lien being foreclosed July 8, 2019

Date of Recording of Lien being foreclosed July 9, 2019

County of Recording Denver

Recording Information 2019088241

Original Principal Balance of the secured indebtedness
\$5,022.00

Outstanding Principal Balance of the secured
indebtedness as of the date hereof \$8,531.82

Amount of Judgment entered October 7, 2020 \$6,698.70

Description of property to be foreclosed:

Condominium Unit No. 348, Pebble Creek
Condominiums, a Condominium in accordance with the
Condominium Declaration recorded on August 3, 1979 in
Book 1976 at Page 421, and Amendment recorded on
January 28, 1980, in Book 2096 at Page 46, and the
Condominium Map recorded on January 28, 1980 in

Book 15 at Pages 68-92, of the City and County of Denver Records, City and County of Denver, State of Colorado. Also known as: 3550 S. Harlan Street, #348, Denver, CO 80235.

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 March 4th, 2021, on the front steps of the Denver County Sheriff's Office, located at 1437 Bannock Street, Denver, CO 80202 sell to the highest and best bidder for cash, 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. 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:

Wendy E. Weigler #28419
Winzenburg, Leff, Purvis & Payne, LLP
8020 Shaffer Parkway, Suite 300
Littleton, CO 80127
303-863-1870

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

Date: December 1, 2020.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Eric Miller

Attorneys for Plaintiff:

WINZENBURG, LEFF, PURVIS & PAYNE, LLP

Wendy E. Weigler #28419

Address: 8020 Shaffer Parkway, Suite 300,

Littleton, CO 80127

Phone Number: (303) 863-1870

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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: **01/22/2021**:

STOCK VIN	YEAR	MAKE/MODEL
1896941998	Acura 2.5TL	006574
1887742016	BMW X5	U11247
1893141996	Buick Century	478621
1897051998	Cadillac DeVille	720469
1894732006	Chevrolet Equinox	011132
1893512006	Chevrolet Cobalt	742693
1893061971	Chevrolet C10	630567
1891041980	Chevrolet Pace Arrow	0S6072
1894191990	Chrysler Lebaron	485793
1897721999	Dodge Caravan	439744
1896922004	Dodge Grand Caravan	575273
1893222005	Dodge Sprinter	777023
1890871972	Dodge Sportsman	584340
1896962010	Ford Ranger	A42412
1892142010	Ford F150	D94002
1897671996	GMC Yukon	752371
1896651995	Homemade Trailer	O00000
1892112000	Homemade Trailer	XXXXXX
1897591992	Honda Accord	202225

1895042003	Honda Accord	051761
1894322001	Honda Civic	007433
1893711996	Honda Civic	005517
1893131999	Honda Accord	029187
1889631999	Honda Civic	027191
1892052003	Hyundai Accent	256967
1887212006	Hyundai Azera	050872
1886512014	Hyundai Sonata	851380
1897252015	Infiniti Q50	392694
1897732004	Jeep Grand Cherokee	161778
1894632007	Jeep Cherokee	698911
1892071993	Kawasaki EN500	046278
1893422018	Kia Sportage	388671
1897492013	Land Rover LR2	381722
1894112006	Lexus GS 300	001711
1893451999	Lincoln Navigator	J06816
1889872010	Lincoln MKS	612820
1897801998	Mercury Tracer	614846
1894052003	Mercury Mountaineer	J03107
1896971995	Nissan Pathfinder	073588
1891962011	Nissan Versa	369713
1886411998	Nissan Maxima	920726
1893071999	Oldsmobile Alero	411642
1892732000	Pontiac Grand Am	882822
1892382005	Pontiac G6	180138
1896842004	Saturn Ion	103941
1892772009	Saturn Vue	609262
1894722014	Subaru Impreza	253376
1894292001	Suzuki GSX-R1000	107760
1897702002	Toyota Camry	507582

1896901999 Toyota Camry 561150
1896992003 Volkswagen Jetta 174627
1892012006 Volkswagen Jetta 755917
1893371996 Volvo 850 193313
1418421989 Chevrolet GMT-400 180078

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**NOTICE OF SALE BY
ELITE TOWING & RECOVERY
4800 Washington St.
Denver, CO80216
720-295-6062**

The following individuals are hereby notified that their vehicle will be sold at **ELITE TOWING & RECOVERY**, 4800 Washington St., Denver, CO 80216:

YEAR/MAKE/MODEL	VIN #
2004 Mitsubishi Endeavor -	002697
2004 GMC Yukon Denali -	158164
2005 Pontiac Montana -	162827
1998 Nissan Sentra -	733783
1992 Pontiac Grand Prix -	284352
2002 Jeep Grand Cherokee -	230985
2006 Chevrolet Cobalt -	865208
2004 Mazda 3 -	154489
2010 Mini Cooper -	Z27214
1995 Chevrolet 2500 -	268639
2003 Nissan Altima -	323115
2006 Buick Rendezvous -	640260
2002 Mazda Tribute -	M18997

2003 Ford Mustang - 371229
1992 Mazda Miata - 325551
1990 Jeep Comanche - 220379
2004 Chevrolet Cavalier - 277900
2003 Subaru Forester - 750504
2004 Ford Taurus - 196648
2011 Toyota Prius - 283449
2005 Jeep Liberty - 723586
2009 Saturn Outlook - 133214
2005 Acura TL - 066363
2005 Kia Sportage - 123403
1999 Subaru Forester - 727324
2016 Subaru WRX - 817211
1995 Ford Explorer - A63899
2002 Chrysler PT Cruiser - 266697
2010 Chevrolet Express - 144249
2004 Nissan Murano - 319608
2004 Volkswagen Touareg - 059324
2002 Volvo V70 XC - 068269
2002 Nissan Frontier - 314956

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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: **01/22/2021:

STOCK VIN	YEAR	MAKE/MODEL
1895561997	Audi A4 Quattro	148394
1885181984	Buick Lesabre	419129
1894252005	Buick Terraza CX	284499
1898782004	BMW 325CI	T23076
1891942002	Chevrolet Impala	356007
1893291998	Dodge Durango	224565
1891952009	Ford Escape XLT	A32940
1897741995	Ford Mustang	277761
1893302000	Ford Mustang	144995
1894131987	Ford Ranger	A57380
1892041990 034008	HMD Aluminum Bass Boat Trailer	
1896631992	Honda Accord	140239
1893092000	Honda Accord	010848
1893232002	Honda CBR 600 F4	301709
1893161982	Honda VF750C	008502
1895961997	Infiniti J30	404403
1892671996	Jeep Grand Cherokee	343786
1895111999	Jeep Grand Cherokee	579532
1890952004	Kia Sorento	309382
1886491971	MG Midget	107323
1898941996	Nissan Maxima	701678
1897172001	Nissan Xterra	564586
1893042004	Pontiac Grand Prix	233587
1898182002	Pontiac Sunfire	189555
1893171981	Suzuki GS650G	103824
1892981997	Volkswagen Jetta	016466
1897842009	Volkswagen Jetta	036597

1895762007 Volkswagen Jetta 152700
1858932005 Scion TC 035800
1771922001 Volvo Z70 138690
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Notice Of Dissolution

To: All Debtors and Creditors of Kent Place Associates, LLC, a Colorado limited liability company:
Please be advised that Kent Place Associates, LLC, a Colorado limited liability company (the "Company"), doing business at 4500 Cherry Creek Drive South, Suite 550, Glendale, Colorado 80246, has been dissolved on January 13, 2021, pursuant to the terms of the Operating Agreement of the Company.
All debts owed to the Company, and all claims against the Company, will be received by the Company and its registered agent at 4500 Cherry Creek Drive South, Suite 550, Glendale, Colorado 80246.

Pursuant to C.R.S. §7-90-912:

All claims against the assets of the Company must be made in writing and include the claim amount, basis, origination date, and copies of relevant receipts, orders, or other pertinent information pertaining to the claim.

The deadline for submitting claims is five years after the publication of this notice (the "Claim Deadline").

Any claims that are not received by the Company prior to the Claim Deadline will not be recognized.

Unless sooner barred by any other statute limiting actions, the claim will be barred if an action to enforce the

claim is not commenced within the Claim Deadline or within four months after the claim arises, whichever is later.

All claims and payments must be sent to the Company and its registered agent at 4500 Cherry Creek Drive South, Suite 550, Glendale, Colorado 80246.

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DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO

Case No.: 15CV032461

NOTICE OF

SHERIFF'S SALE OF REAL PROPERTY

Plaintiffs, **Ameritax Plus Limited, et al.**

v.

Defendants, **Foster-Harris, Denice Y., et al.**

Regarding: **The West 64 feet of Lot 9, and the West 64 feet of Lot 8, and the West 64 feet of the South 7.5 feet of Lot 7, Block 1, Monaco Subdivision, City and County of Denver, State of Colorado.**

Also known as: **6585 E. Nevada Place, Denver, Colorado 80224.**

The above described property is a portion of the property encumbered by the Transcript of Judgment described below, and all of the property encumbered by the Writ of Execution described below.

TO THE ABOVE NAMED DEFENDANT, Please take notice:

Pursuant to the Transcript of Judgment recorded in the real property records of the City and County of Denver on August 14, 2015 at Reception No. 2015114209, and the Writ of Execution issued by the District Court, Denver County, Colorado, on November 12, 2020, relating to a judgment in the original amount of \$2,816,020.66, you and each of you are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the Civil Division of the Sheriff's Office of Denver County, Colorado at 10:00 A.M. on the 11 day of March, 2021, at the City and County Building of Denver (front steps), located at 1437 Bannock Street, Denver, CO 80202; telephone number (720) 865-9556. At this sale, the above described real property and improvements thereon will be sold to the highest bidder. Plaintiffs make no warranty relating to the title, possession, or quiet enjoyment in and to said real property in connection with this sale.

**** BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID AT TIME OF SALE.****

CERTIFIED FUNDS MUST BE MADE PAYABLE TO "DENVER DISTRICT COURT REGISTRY."

Further, for the purpose of paying off, curing default, or redemption, as provided by statute, intent must be directed to or conducted at the Civil Division of the Sheriff's Department of Denver County, 201 West Colfax Ave., Denver, Colorado 80202; telephone number (720) 865-9556.

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

IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

Colorado Attorney General Federal Consumer Financial Protection Bureau
1300 Broadway, 10th Floor P.O. Box 4503
Denver, Colorado 80203 Iowa City, Iowa 52244
(800) 222-4444 (855) 411-2372
www.coloradoattorneygeneral.gov
www.consumerfinance.gov

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

RE: Sheriff's Sale of Real Property pursuant to Writ of Execution and C.R.S. 38-38-101 et seq.

You may have an interest in the real property being foreclosed that may be affected by this foreclosure. You may have the right to cure a default under the above-described Writ of Execution. You may have the right to redeem the real property being foreclosed.

A notice of intent to cure filed pursuant to § 38-38-104, Colorado Revised Statutes, shall be filed with the officer at least fifteen calendar days prior to the first scheduled sale date or any date to which the sale is continued.

A copy of sections 38-37-108, 38-38-103, 38-38-104, 38-38-301, 38-38-302, 38-38-304, 38-38-305, and 38-38-306 of the Colorado Revised Statutes, as presently comprised, is included with this Combined Notice as required by law. However, your rights may be determined by previous statutes.

The name, address, business telephone number and Colorado bar registration number of the attorney representing the Plaintiffs are as follows:

F. Brittin Clayton III, Atty No. 15940
Jones & Keller
1999 Broadway, Suite 3150
Denver, CO 80202.

Telephone: (303) 573-1600

Elias Diggins, Sheriff
City and County of Denver, Colorado

By: Deputy Sheriff Sergeant R. Line

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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2021PR30030
In the Matter of the Estate of**

KAREN ANN THOMAS, 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 22, 2021, or the claims may be forever barred.

BONNIE WORREL
Personal Representative
4141 Oak Street
Wheat Ridge, CO80033

RAQWIN YOUNG, Esq. Atty. Reg. #: 50496
Attorney for the Personal Representative
The Law Office of RaQwin Young, LLC
711 Cheyenne St., Unit A
Golden, CO 80401
Phone Number: 303-876-7662
E-mail: ryoung@younglawgolden.com
First Publication: January 22, 2021
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NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Jefferson County District Court

Case No. 2020PR30820

In the Matter of the Estate of

BENJAMIN HERRERA, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal

Representative or to the JEFFERSON COUNTY DISTRICT COURT, 100 JEFFERSON COUNTY PARKWAY, GOLDEN COLORADO 80401 on or before four (4) months from the date of the first publication, or the claims may be forever barred.

WAYNE E. VADEN, Esq. (#21026)

Attorney for the Personal Representative
CITY PARK LAW GROUP, LLC
12075 E. 45th Avenue, Suite 100-B
Denver, CO80239

(303) 377-2933 Voice

(303) 377-2834 Facsimile

w.vaden@cityparklaw.com E-mail

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NOTICE OF HEARING BY PUBLICATION

PURSUANT TO §15-10-401, C.R.S.

Denver Probate Court

Case No. 2021PR30038

In the Matter of the Estate of

FRANK E. HATCH JR., Deceased.

To: DENISE JANE HATCH HENDERSON

Last Known Address, if any: None.

A hearing on **Petition for Formal Probate of Will and Formal Appointment of Personal Representative** for NANCY HATCH ("Petitioner"), to admit Decedent's will dated January 9, 2007 and codicil dated October 10,

2017 to formal probate, and to be appointed as personal representative. Petitioner is seeking to serve without bond in unsupervised administration. The hearing shall be a hearing without appearance, will be held at the following time and location or at a later date to which the hearing may be continued:

Date: February 19, 2021. Time: 8:00 a.m., Courtroom or Division: 1. Address: Probate Court, City and County of Denver, City and County Building, 1437 Bannock St. Denver, CO80202.

The hearing will take approximately n/a (no appearance).

NANCY HATCH

Person Giving Notice

5350 S. Roslyn St., Suite 100

Greenwood Village, CO80111

DENISE HOFFMAN WHITE, Esq., Atty. Reg. #33143

MYCHAEL DAVE, Esq., Atty. Reg. #29475

Attorneys for the Petitioner

5350 S. Roslyn St., Suite 100

Greenwood Village, CO 80111

Phone: 303-860-7140

Fax: 303-860-7344

Email: dhoffman@hn-colaw.com

Email: mdave@hn-colaw.com

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