

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. 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
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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
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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
Second Publication: January 15, 2021
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
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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. 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
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Published: Intermountain Jewish News

**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
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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

Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at **B&B TOWING LLC.**, 17700 E. Colfax Ave., Aurora, CO 80010.

YEAR/MAKE/MODEL VIN #
2008 Toyota Camry 015950

Date of 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
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**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
Second Publication: January 15, 2021
Last Publication: January 22, 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

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

Public Notice for vehicles to be sold by Majestic Towing

Year/Make/Model	Vin #
2000 Dodge Neon -	852447
2009 Dodge Charger -	599160
2009 Kia Rondo -	221851

Majestic Towing

POBox 33143

Denver, CO80233

720-775-2702

Date of Publication: January 15, 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: 01/15/2021:**

STOCK VIN	YEAR	MAKE/MODEL
1873921956	Chevrolet	Bel-air 025835
1884992002	Chevrolet	Cavalier 467068
1886372007	Chevrolet	Cobalt 259182
1886301990	Chevrolet	K1500 172341
1886341995	Chevrolet	S10 265624
1889912005	Dodge	Grand Caravan 369089
1886471987	Dodge	Ram 50 088014
B39465	1984 Ford	F250 B39465
1886281998	Ford	Explorer B15222
1889742007	Ford	Mustang 271625
1889842003	Honda	Accord 050149
1887751989	Honda	Civic 101676
1882702007	Honda	Civic 007435
1883842005	Hyundai	Tiburon 178887
1886552008	Mazda	Mazda 3 796839
1890662000	Mazda	626 172585
1878282002	Mitsubishi	Eclipse 014605
1886212003	Nissan	Altima 230473
1886311978	Suzuki	GS750-E E14903
1890442001	Toyota	Corolla 482816
1886481989	Yamaha	Phazer 2 007093

Date of Publication: January 15, 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
First Publication: January 8, 2021
Last Publication: February 5, 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: **01/15/2021**:

STOCK	YEAR	MAKE/MODEL	VIN
1886542003	Audi A4	230794	
1889352003	BMW X5	H43504	
1884632002	BMW 745LIR04230		
1885001970	Boat Trailer	XXXXXX	
1883851995	Buick LeSabre	527460	
1890981999	Cadillac SeVille	901867	
1890812005	Cadillac Escalade	266816	
1891992002	Chevrolet Cavalier	138499	
1892002014	Chevrolet Cruze	109015	
1889801985	Chevrolet P30	313913	
1888162001	Chevrolet Cavalier	259286	
1887782005	Chevrolet Trailblazer	174483	
1884292003	Chevrolet Malibu	654094	

1882622009	Chevrolet Aveo	317836	
1880152005	Chevrolet Trailblazer	131602	
1891052003	Chrysler Sebring	525464	
1885312009	Chrysler Town & Country	674268	
1883652005	Chrysler Town & Country	259321	
1887472007	Dodge Ram	747062	
1886892007	Dodge Grand Caravan	101345	
1891831999	Ford Windstar	C46597	
1890962005	Ford Expedition	A82743	
1890772003	Ford Explorer	A78463	
1889921996	Ford F250	B76878	
1885191993	Ford F150	A53177	
1884011996	Ford Explorer	B66859	
1883921987	Ford F250	A52133	
1891851993	Geo Tracker	921515	
1883242000	GMC Yukon	142171	
1889951980	Homemade Trailer	XXXXXX	
1886522001	Homemade Trailer	098357	
1889821990	Honda Civic	011620	
1887962008	Honda CR-V	000408	
1873872000	Honda Accord	092241	
1884131996	Infiniti I30	001826	
1891781995	Jeep Cherokee	653687	
1888052004	Jeep Grand Cherokee	211959	
1886391999	Jeep Cherokee	524345	
1884362009	Jeep Compass	230224	
1884311999	Jeep Grand Cherokee	726307	
1890542007	Kia Optima	089152	
1873772005	Kia Sedona	741988	
1885941998	Lincoln Navigator	J52864	

1889341997	Mazda Protege	137523
1884951999	Mercedes-Benz S320W	426172
1887922002	Mercury Cougar	606389
1887732004	Mercury Mountaineer	J42797
1888772005	Mitsubishi Lancer	015605
1891152003	Nissan Murano	202322
1890932000	Nissan Sentra	321390
1890202003	Nissan Sentra	700051
1887342008	Nissan Rogue	401061
1885082012	Nissan Versa	875644
1884932003	Nissan Altima	317654
1882642007	Nissan Altima	139249
1875392002	Nissan Altima	115891
1889862000	Pontiac Grand Am	788289
1889732007	Pontiac Grand Prix	211617
1872732005	Pontiac G6	137312
1881562013	Ram 1500	694778
1888892006	Saturn Ion	180515
1886582003	Saturn Ion	118561
1885171995	Scooter Scooter	XXXXXX
1888981999	Subaru Outback	807647
1883751999	Subaru Legacy	260903
1885252008	Toyota Camry	243331
1884622020	Toyota Camry	939713
1883712005	Toyota Sienna	031348
1881692008	Toyota Prius	297617
1888142002	Volkswagen Golf	060583
1883942002	Volkswagen Jetta	060449
1872682006	Volkswagen Passat	135534
1889652009	Yamaha XVS650	133081

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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 #
2001 Chevrolet Tahoe	- 172970
1994 Ford Ranger	- C04352
2001 Honda Civic	- 056530
2005 Ford F350	- C47267
2019 Mazda CX-3	- 460775
2002 Ford Ranger	- A87579
2001 Kawasaki 750	- 001081
1999 Ford F-250	- A66906
1999 Jeep Cherokee	- 286141
2015 Cargo Craft	- 041080

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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
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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
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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
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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 quite

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. 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