

**NOTICE OF SALE BY
AGAPI RECOVERY PUC # T-04614**

The following individuals are hereby notified that their vehicles are to be sold at **AGAPI RECOVERY**, Phone: 720-243-4242:

YEAR/MAKE/MODEL VIN
2015 Ford Explorer B65620
2005 Dodge 1500 578490

Date of Publication: January 8, 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

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

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, 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. 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.
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
Last Publication: January 22, 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.
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

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 **Private Parking Enforcement, LLC**, 2401 E. 40th Ave, Denver, CO 80205, Phone; 720-233-4410. **Sale Date: **January 9, 2021:**

YEAR/MAKE/MODEL	VIN
2006 Chevrolet Equinox	002030
1999 Dodge Ram	175676
2016 Subaru Impreza	019962
2004 Audi A4	141444
2005 Jeep Cherokee	598184

Date of Publication: January 8, 2021

Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at **Reliant Towing and Recovery**. Abandoned vehicle sale: Address: 1409 N. Laredo Street, Aurora, CO, 80011, Phone: (719) 600-8269. Sale Date: January 30, 2021:

YEAR/MAKE/MODEL VIN
2010 Toyota Camry 555722
1999 Pontiac Grand Prix 246224
Date of Publication: January 8, 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 #
2004 Volkswagen Jetta Silver 058085
2008 Toyota Yaris Bllack 274903
1991 Dodge Pickup red 324056
2008 Subaru Legacy Blue 226597
2010 Homemade Utility Trailer 0155AA
Date of Publication: January 8, 2021
Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **DEN Towing Specialists, LLC**, abandoned vehicle sale: Address: 9339 E. 96th Ave, Henderson, CO 80640, Phone: 303-859-5522.

YEAR/MAKE/MODEL VIN
2001 FORD F-150 A11014
1960 ARROW TRAILER S4558G
2006 TOYOTA SIENNA 573635

1992 GMC YUKON 718139
1965 FORD GALAXY 500 186954
1975 CAN AM 250TNT 000832
1991 CHEV 1500 218718
1979 Harley Davidson FXEF-80 1899H9
Date of Publication: January 8, 2021
Published: Intermountain Jewish News

**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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Published: Intermountain Jewish News

**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

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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
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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: **01/08/2021**:

STOCK	YEAR	MAKE/MODEL
VIN		
1876272005	Acura MDX	551259
1876282003	Audi Allroad	018253
1880481999	BMW 528I	Y28358
1867971998	BMW 740ILM	11234
1868132000	Johnson boat	602325
1879892000	Buick Regal	275718
1881191998	Chevrolet K2500	161049
1880531985	Chevrolet Corvette	104235

1880301995	Chevrolet Blazer	233973
1876902002	Chevrolet Impala	162132
1876151996	Chevrolet Blazer	154802
1871632005	Chevrolet Cavalier	194032
1869192005	Chevrolet Silverado	109452
1868962005	Chevrolet Silverado	165179
1865361995	Chevrolet Suburban	353148
1867931999	Chevrolet Geo	415426
1866562004	Chevrolet Express	163992
1865542003	Chevrolet Impala	337011
1865402015	Chevrolet Cruze	263463
1879072000	Chrysler Grand Voyager	793934
1873982006	Chrysler Sebring	118479
1873352007	Chrysler PT Cruiser	513759
1874972000	Dodge Durango	149554
1874772001	Dodge Ram	527400
1882692010	Ford F350	A48562
1882032002	Ford Mustang	228546
1876952001	Ford Focus	176513
1876811992	Ford F250	B85821
1874292006	Ford Explorer	A17415
1874422004	Ford Econoline	B51788
1873122004	Ford Mustang	230070
1873641997	GMC Yukon	737214
1881412018	Homemade Trailer	XXXXXX
1877132004	Hyundai Santa Fe	751473
1876662007	Hyundai Veracruz	016091
1876032006	Hyundai Elantra	294046
1876252012	Jeep Grand Cherokee	131966
1875372003	Jeep Liberty	671267

1871742004	Jeep Liberty	139441
1869592003	Jeep Grand Cherokee	591617
1868322007	Jeep Liberty	693980
1875972007	Kia Spectra	438109
1880912005	Mazda 6	M20898
1873831998	Mercury Sable	620647
1866832008	Mini Cooper	T92196
1880022006	Nissan Sentra	489947
1877751995	Nissan Maxima	085829
1875842016	Nissan Sentra	254438
1875832012	Nissan Altima	105759
1874652012	Nissan Altima	422182
1867502006	Nissan Altima	102234
1863641997	Nissan King Cab	342327
1882611997	Pontiac Grand Prix	305336
1879632002	Pontiac Grand Am	700486
1876262005	SAAB 92	053095
1876182006	Saturn Ion	105190
1874932013	TaoTao Scooter	000321
1882172000	Toyota Camry	701749
1879022007	Toyota Corolla	106349
1876071994	Toyota Camry	267354
1873731996	Toyota Corolla	376727
1873062000	Toyota Camry Solara	375869
1866522005	Toyota Camry	089268
1881292003	Volkswagen Passat	396291

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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: **01/08/2021:

STOCK VIN	YEAR	MAKE/MODEL
1877761997		Cadillac Deville 204627
1882632001		Cadillac Eldorado 108038
1878082003		Chevrolet S10 122312
1882541997 293765		Chrysler Town and Country
1883881999		Ford F350 C15036
1883802001		Ford Focus 210030
1882721988		Honda Civic 064857
1878122000		Honda CBR 600F4 M/C 103603
1881302008		Honda Civic 503011
1880972008		Hyundai Sonata 308863
1876422007		Kia Spectra 464009
1881322004		Kymco Scooter 201101
1876331993		Mazda B2600 352932
1876291998		Mercedes Benz C280 611219
1883892007		Mitsubishi Eclipse 073219
1881672005		Nissan Altima 106324
1883831999		Nissan Pathfinder 375841
1882712000		Pontiac Grand Am 848088
1880232004		Subaru Legacy 204238
1882742013		Toyota Corolla 118462
1883791993		Toyota Tercel 311881
2486112016		Kia Soul 248611

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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
1998 Saturn SL2 -	183060
1995 Saab 900 SE -	036019
2002 Land Rover Discovery -	739067
2007 Hyundai Elantra -	206156
2005 Chevrolet Trailblazer -	108857
2003 Ford Expedition -	A68485
1999 Nissan Sentra -	713106
2010 Kia Soul -	045878
2000 Strick Semi Trailer -	440128
2004 Chanzhou Nanxiash Trailer -	009561
2003 Volvo S60 -	250277
1996 Chevrolet Lumina -	257524
2005 Ford Escape -	A04818
1996 Toyota Camry -	373699
2006 Jeep Liberty -	244036
2011 Chevrolet Impala -	102852
2012 Ford Focus -	304689

1999 Honda Accord -	055425
2011 Chevrolet Cruze -	286939
2004 Volvo XC90 -	098355
2000 Dodge Dakota -	736116
1999 Ford F150 -	A64231
2003 Toyota Camry -	213013
2016 Ford Fusion -	214842
2001 Chevrolet Tahoe -	216196
2001 Chevrolet Trailblazer -	210309
2000 Chevrolet Impala -	168664
2007 Chevrolet Avalanche -	314252
1991 Honda Civic -	002398
2001 Nissan Frontier -	306673
2003 Volkswagen Golf -	028352
1995 Ford E350 -	A64081
1997 Ford F150 -	A34592
1994 Chevrolet Caprice -	161369
1998 Toyota Camry -	052093
2013 Cadillac ATS -	169402
2000 Chevrolet Monte Carlo -	229532
2010 Hyundai Elantra -	195276
2003 Honda Accord -	700390
2003 Ford Explorer -	B08738
2010 Ford Fusion -	356208

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**PUBLIC NOTICE OF PETITION FOR CHANGE OF
NAME
Case No. 20C00924**

Division: Civil, Courtroom: 186

Public Notice is given on 1-5-2021 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver County** Court.

The Petition requests that the name of BABY BOY GRACE be changed to IBN-ADL KHAIR SHAKUR CHOYCE.

TERRIE LANGHAM, Clerk of the Court

First Publication: January 8, 2021

Second Publication: January 15, 2021

Third Publication: January 22, 2021

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NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **JDS TOWING, LLC**, PUC: T-04685, Address: 18700 Smith Road, Aurora CO80011, Phone: 720-415-7236.

Year/Make/Model Vin #

Silver 2004 Mercedes ML350 571251

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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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Last Publication: February 5, 2021

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