

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

Case No. 2017PR0391

In the Matter of the Estate of
JAMES FOUNTAIN, 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, Denver, CO 80202, 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 Plaintiff

CITY PARK LAW GROUP, LLC

3401 Quebec Street, Suite 9350

Denver, CO80207

(303) 377-2933 Voice

(303) 377-2834 Facsimile

w.vaden@cityparklaw.com

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Second Publication: October 13, 2017

Last Publication: October 20, 2017

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

Case No. 17PR31102

In the Matter of the Estate of
DONNA JEANNE RAMSKILL a/k/a DONNA J.
RAMSKILL, Deceased.

All persons having claims against the above-named

estate are required to present them to the Personal Representative or to the Probate Court of the City and County of Denver, Colorado, on or before February 6, 2018, or the claims may be forever barred.

VICKI GAFFEY

Personal Representative

24752 CR 3

Merrifield MN 56465

KRYSTAL WOODBURY, Atty. Reg. #: 31128

Attorney for the Personal Representative

The Law Center, P.C.

300 Plaza Dr., Ste. 200

Highlands Ranch, CO 80129

Phone Number:303-991-5200

E-mail: kwoodbury@thelawcenterpc.com

First Publication: October 6, 2017

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NOTICE TO NON-CUSTODIAL PARENT BY
PUBLICATION

Case No. 17CV527 Courtroom 320

Notice to:MATTHEW TOZER, non-custodial parent.

Notice is given that a hearing is scheduled as follows:

Date: NOVEMBER 20, 2017

Time: 1:30 P.M.

Location: 1437 BANNOCK STREET

COURTROOM 320, DENVER, CO 80202

for the purpose of requesting a change of name for
AIDEN MATTHEW RODRIGUEZ.

At this hearing the Court may enter an order change the name of the minor child.

To support or voice objection to the proposed name change, you must appear at the hearing.

Dated:9/13/2017

Parent/Petitioner:DELIA RODRIGUEZ

First Publication: September 22, 2017

Second Publication: September 29, 2017

Third Publication: October 6, 2017

Fourth Publication: October 13, 2017

Fifth Publication: October 20, 2017

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NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Case No. 2017PR31085

In the Matter of the Estate of
VIOLET HIRSH, 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 February 13, 2018, or the claims may be forever barred.

CHARLOTTE KIFFOR

NICOLETTE HIRSH

Co-Personal Representatives

c/o Erin M. Matis

Husch Blackwell LLP

1801 Wewatta Street, Suite 1000

Denver, Colorado 80202

ERIN M. MATIS, Esq. #44275

Attorney for the Personal Representative

Husch Blackwell LLP

1801 Wewatta Street, Suite 1000

Denver, Colorado 80202

303.573.4797 (phone)

303.749.7272 (Fax)

erin.matis@huschblackwell.com

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NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Case No. 2017PR0370

In the Matter of the Estate of
DAVID W. BELL, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative, DARWIN BELL, c/o Maggiore Law Firm, P.L.L.C., 2442 S. Downing Street, Suite 100, Denver, Colorado 80210 or to the Denver Probate Court, 1437 Bannock Street, Denver, CO80202, on or before February 13, 2018, or the claims may be forever barred.

DARWIN BELL

Personal Representative

c/o Maggiore Law Firm, P.L.L.C.

2442 S. Downing Street, Suite 100

Denver, CO80210

M. Brandon Maggiore, Atty. Reg. #: 47551

Attorney for the Personal Representative

Maggiore Law Firm, PLLC
2442 S. Downing Street, Suite 100
Denver, Colorado 80210
Phone Number: 720.509.1553
First Publication: October 13, 2017
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FAX Number:(303) 741-4669
E-mail:barbara@srhassoc.com
E-mail: suzy@srhassoc.com
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NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Case No. 2017PR31065

In the Matter of the Estate of
PAUL ALBERT BROWN a/k/a PAUL A. BROWN and
PAUL BROWN, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Probate Court of the City and County of Denver, Colorado, on or before February 13, 2018, or the claims may be forever barred.

CAROL BROWN
Personal Representative
4204 Meining Road
Berthoud, CO80513-8515

Barbara Tocker Ross, Esq. Atty. Reg. # 36141
Susan R. Harris, Esq. Atty. Reg. # 12308
Attorneys for the Personal Representative
Susan R. Harris & Associates, LLC
5600 Greenwood Plaza Blvd., Suite 255
Greenwood Village, CO80111
Phone Number:(303) 741-4776

NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Case No. 2017PR31103, Courtroom 224

In the Matter of the Estate of
RANDALL A. KARSH, also known as RANDALL ALAN
KARSH, also known as RANDALL KARSH, also
known as RANDY KARSH, 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 February 13, 2018, or the claims may be forever barred.

SUSAN S. KARSH
Personal Representative
2255 East Alameda Avenue
Denver, CO80209

RICHARD B. ROBINSON, Atty. Reg. # 6052
PATRICIA L. CLOWDUS, Atty. Reg. # 8744
Attorneys for the Personal Representative
ROBINSON, DISS AND CLOWDUS, P.C.
1660 Lincoln Street, Suite 2500
Denver, CO 80264
Phone Number: 303-861-4154

FAX Number: 303-860-8654
E-mail: plcloudus@lektax.com
E-mail: rbrobinson@lektax.com
First Publication: October 13, 2017
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INITIAL COMBINED NOTICE OF SALE
PER C.R.S. § 38-38-103
(Sheriff Foreclosure)

City and County of Denver Sheriff Sale No. 17004147
This Combined Notice Concerns a Foreclosure
Described as Follows:
Original Debtor on the Lien Being Foreclosed: Bruce
D. Ruffin
Original Lien Claimant on the Lien Being Foreclosed:
Cheryl L. House
**Current Holder (“Holder”) of the Evidence of Debt
 (“Debt”) Secured by** the Lien Being Foreclosed:
Rockmont Investments, LLC
Date of Court Order Authorizing the Foreclosure:
June 26, 2017
Original Principal Balance of Secured Indebtedness:
\$104,019.08
Outstanding Principal Balance of Secured
Indebtedness: \$104,019.08 as of February 22, 2012.
This sum does not include additional interest or other
amounts allowed by law.
YOU ARE NOTIFIED AS FOLLOWS:
A judicial foreclosure proceeding was commenced by the

above-referenced Holder to foreclose on a Judgment, in
the District Court of the City and County of Denver, State
of Colorado, Case No. 2011CV7485.

The above-referenced Court ordered a foreclosure on
certain property secured by the Judgment. The
undersigned Sheriff has been commanded to sell the
following real property (the “Property”) which is the
subject of this Combined Notice:

Lot 5 and the South 1/2 of Lot 4 and the North 1/2 of Lot
6, Block 16, Claytons Addition, State of Colorado.

Also Known As: 2843 Race Street, Denver, CO 80205.
The violation of the covenant of the evidence of debt
upon which the foreclosure is based is as follows: Failure
to pay sums due the Holder on a contractual
indebtedness, failure to obtain property insurance and
failure to pay property taxes.

You may have an interest in the 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
Property or you may have the right to cure a default
under the instrument being foreclosed. Any Notice of
Intent to Cure must be filed no later than fifteen (15)
calendar days prior to the date of the foreclosure sale IF
THE SALE DATE IS CONTINUED TO A LATER DATE,
THE DEADLINE TO FILE A NOTICE OF INTENT TO
CURE BY THOSE PARTIES ENTITLED TO CURE MAY
ALSO BE EXTENDED. In this regard, you may desire
and are advised to consult with your own private attorney.
If you believe that the lender or servicer of this mortgage
has violated the requirements for a single point of contact

in section 38-38-103.1, Colorado Revised Statutes, or the prohibition on dual tracking in section 38-38-103.2, Colorado Revised Statutes, you may file a complaint with the Colorado attorney general, the federal Consumer Financial Protection Bureau, or both, at <http://coag.gov/file-complaint> or <http://www.consumerfinance.gov/complaint/> respectively. The filing of a complaint will not stop the foreclosure process. The Colorado Attorney General can be contacted at 720-508-6000 and the Consumer Financial Protection Bureau can be contacted at 855-411-2372.

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.

THEREFORE, AT 10:00 a.m., on the 30th day of November, 2017, on the front steps of the City and County Building, located at 1437 Bannock Street, Denver, CO 80202, phone number (720) 865-9556, the undersigned Sheriff will sell the Property at public auction

to the highest bidder submitting funds to as specified by C.R.S. §38-38-106 to pay the Secured Indebtedness and certain other sums, all as provided by applicable law and the Court Order, and will deliver to the purchaser a Certificate of Purchase as provided by law.

BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS TO COVER THEIR HIGHEST BID. CERTIFIED FUNDS MUST BE MADE PAYABLE TO THE REGISTRY OF THE DENVER DISTRICT COURT. PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

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

Christopher J. Conant, Esq.
Hatch Ray Olsen Conant LLC
730 Seventeenth Street, Suite 200
Denver, Colorado 80202
Telephone: (303) 298-1800
Attorney Reg. No. 40269

First Publication: October 6th, 2017

Last Publication: November 3rd, 2017

Published In: The Intermountain Jewish News

DATED at Denver, Colorado this 30th day of August, 2017.

Patrick Firman, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

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

Case No. 2017PR31181

In the Matter of the Estate of

ERIN LEIGH WALBERG, a/k/a ERIN L. WALBERG
and ERIN WALBERG, 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 February 16, 2018, or the claims may be forever barred.

KURT E. WALBERG

Personal Representative

1471 Stuart Street

Denver, CO80204

KURT E. WALBERG, Esq. Atty. Reg. #: 13023

Attorney for the Personal Representative

Kurt E. Walberg, P.C.

Front Range Estate Planning

1471 Stuart Street

Denver, CO80204

Phone Number:303.981.1433

FAX Number: 303.839.1133

E-mail: kurt@kewpc-law.com

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NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Case No. 2017PR30864

In the Matter of the Trust created by:

MARY ANNE MYERS, Deceased/Settlor.

All persons having claims against the above-named estate are required to present them to the Trustee or to the District Court of Arapahoe, County, Colorado, on or before February 14, 2018, or the claims may be forever barred.

JAMES MYERS, Trustee

c/o Coan, Payton & Payne, LLC

999 18th Street, Suite S1500

Denver, Colorado 80202

ELIZABETH CYPERS, Esq., Reg. No. 46070

Attorney for the Person Giving Notice

Coan, Payton & Payne, LLC

999 18th Street, Suite S1500

Denver, CO80202

Phone: (303) 861-8888

FAX:(970) 232-9927

First Publication: October 13, 2017

Second Publication: October 20, 2017

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Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Case No. 2017PR31221

In the Matter of the Estate of

OLGA MARIE LOKEN FREED aka OLGA L. FREED,
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 February 25, 2018, or the claims may be forever barred.

ANTOINETTE ELSIE FREED
Personal Representative
1 Ash Street
Denver, CO 80220

JOHN A. BERMAN, Reg. No. 6695
Attorney for the Personal Representative
1900 Grant Street, Suite 750
Denver, CO80203
(303) 832-7645 phone
(303) 832-1188 fax
jab@jaberman.com email
First Publication: October 20, 2017
Second Publication: October 27, 2017
Last Publication: November 3, 2017
Published: Intermountain Jewish News

Public Notice

57411 2003Mazda MPV 364297
57402 2004Cadillac DeVille 170038
57324 1998Chevrolet Venture 275013
57107 2000 Kia Spectra 208114
57102 2000Chevrolet Malibu 216920
57053 2002Honda Civic 074511
57022 1998Toyota Camry 283065
Parking Authority, LLC
PO Box 11823
Denver, CO80211-0823
303-719-2067
Date of Publication: October 20, 2017

Published: Intermountain Jewish News

Denver Juvenile Court
520 West Colfax Avenue
Denver, CO80204

NOTICE OF HEARING
IN THE MATTER OF THE PETITION OF: JONATHAN
M. & ARELI SWARD FOR THE ADOPTION OF A
CHILD.

To: MICHELLE L. BOYDSON and AUBRAY DWIGHT
BAKER

Pursuant to §19-5-208, C.R.S., you are hereby notified that the above-named Petitioners have filed in this Court a verified Petition seeking to adopt a child.

If applicable, an Affidavit of Abandonment has been filed alleging that you have abandoned the child for a period of one year or more and/or have failed without cause to provide a reasonable support for the child for one year or more.

You are further notified that an Adoption hearing is set on 11/7/2017, at 8:30 a.m. in the court location identified above.

You are further notified that if you fail to appear for said hearing, the Court may terminate your parental rights and grant the adoption as sought by the Petitioners.

Publication Date: October 20, 2017

Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Case No. 2017PR31202

In the Matter of the Estate of
MARILYN E. HACKETT, 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 February 20, 2018, or the claims may be forever barred.

LUCY BAMBREY
Personal Representative
c/o Barbara E. Cashman, Esq.
Barbara Cashman, LLC
4 West Dry Creek Circle, #100
Littleton, CO80120

BARBARA E. CASHMAN, Esq. Atty. Reg. #: 18332
Attorney for the Personal Representative
Barbara Cashman, LLC
4 West Dry Creek Circle, #100
Littleton, CO80120
First Publication: October 20, 2017
Second Publication: October 27, 2017
Last Publication: November 3, 2017
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: October 21, 2017:

YEAR/MAKE/MODEL VIN
2000 Chevrolet S-10 103761
1999 Ford Taurus 230524

2003 Ford Focus 258028
2003 Honda Accord 083583
1994 Ford Club Wagon A50469
1995 Honda Civic 523135
Date of Publication: October 20, 2017
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF
COLORADO
CIVIL ACTION NO. 2016CV031796, Division/Courtroom
275

**INITIAL COMBINED NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

AND RIGHT TO CURE AND REDEEM
MIDLAND CONDOMINIUMS ASSOCIATION, INC./THE,
Plaintiff,
v.
SANJIN . MUTIC, GREEN TREE SERVICING, LLC NKA .
DITECH FINANCIAL LLC and DEBRA JOHNSON, AS
PUBLIC TRUSTEE OF DENVER COUNTY, et al.
Defendant(s).
Regarding: UNIT 601, THE MIDLAND CONDOMINIUMS,
ACCORDING TO THE CONDOMINIUM MAP THEREOF,
RECORDED ON JULY 12TH, 2005 AT RECEPTION
NUMBER 2005115143, IN THE RECORDS OF THE
OFFICE OF THE CLERK AND RECORDER OF THE
CITY AND COUNTY OF DENVER, COLORADO, AND
AS DEFINED AND DESCRIBED IN THE MIDLAND
CONDOMINIUMS DECLARATION, RECORDED ON
JULY 12TH, 2005, AT RECEPTION NUMBER
2005115142, IN SAID RECORDS, CITY AND COUNTY

OF DENVER, STATE OF COLORADO.

Also known as: 444 17th Street #601

Denver, CO 80202

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 30th, day of November 2017, at the front steps of the City and County Building, 1437 Bannock Street, 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.

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

PROPERTY. Judgment is in the amount of \$7,280.65.

First Publication: 10/6/2017

Last Publication: 11/3/2017

Published In: The Intermountain Jewish News

If the borrower believes that a lender or servicer has violated the requirements for a single point of contact in C.R.S. 38-38-103.1 or the prohibition on dual tracking in C.R.S. 38-38-103.2, the borrower may file a complaint with the Colorado attorney general at the Colorado Department of Law, Ralph L. Carr Judicial Building, 1300 Broadway, 10th Floor, Denver, CO 80203, 720-508-6000, the CFPB, <http://www.consumerfinance.gov/complaint/>; or both, but the filing of this complaint will not stop the

foreclosure process.

NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM

RE: Sheriff Sale of Real Property under Decree of Judicial Foreclosure, pursuant to Court Order and C.R.S. 38-38-101 *et seq.*,

County of Denver, State of Colorado

This is to advise you that a Sheriff's sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to Court Order dated June 9, 2015, and C.R.S. 38-38-101 *et seq.* by MIDLAND CONDOMINIUMS ASSOCIATION, INC./THE, the holder and current owner of a lien recorded on December 14, 2012 at 2012173038 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 Declaration of Midland Condominiums Association, Inc./The recorded on July 12, 2005 at Reception No.: 2005115142 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 Midland Condominiums Association, Inc./The against real property legally described as follows:

UNIT 601, THE MIDLAND CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON JULY 12TH, 2005 AT RECEPTION NUMBER 2005115143, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AND AS DEFINED AND DESCRIBED IN THE MIDLAND CONDOMINIUMS DECLARATION, RECORDED ON

JULY 12TH, 2005, AT RECEPTION NUMBER
2005115142, IN SAID RECORDS, CITY AND COUNTY
OF DENVER, STATE OF COLORADO.;

And also known as: 444 17th Street #601
Denver, CO 80202

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.

IF THE SALE DATE IS CONTINUED TO A LATER
DATE, THE DEADLINE TO FILE A NOTICE OF INTENT
TO CURE BY THOSE PARTIES ENTITLED TO CURE
MAY ALSO BE EXTENDED.

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 Ashley M. Nichols, Esq.,
HindmanSanchez P.C., 555 Zang Street, Suite 100,
Lakewood, Colorado 80228-1011, 303.432.8999.
BIDDERS ARE REQUIRED TO HAVE CASH OR
CERTIFIED FUNDS PAYABLE TO THE REGISTRY OF
THE DENVER DISTRICT COURT.

DATED: September 6, 2017.

Patrick Firman, Sheriff
City and County of Denver, Colorado
By: Deputy Sheriff Sergeant Line

NOTICE OF SHERIFF'S SALE
SHERIFF SALE NO. 17005592

Pursuant to the terms of the Deed of Trust described as
follows:

Original Grantor(s): Ryan A Adair

Original Beneficiary: Mortgage Electronic Registration
Systems, Inc., acting solely as nominee for DHA
Financial, Inc., a Colorado Corporation

Holder of Evidence of Debt: U.S. BANK NATIONAL
ASSOCIATION

Date of Deed of Trust: August 24, 2012

Recording Date of Deed of Trust: September 10, 2012

Book and Page No. or Reception No. of Recorded Deed

of Trust: at Reception No. 2012121667
County of Recording: Denver
Original Principal Amount of Evidence of Debt:
\$216,015.00
Outstanding Principal Amount of Evidence of Debt as of
the date hereof: \$215,377.51
The real property to be foreclosed is described as:
All that part of the Easterly 50 Feet of Lots 14 and 15,
Block 1, San Rafael Addition, City and County of Denver,
State of Colorado, described as follows:
Beginning at a Point on the Southerly Line of said Lot 15
from which the Southeast Corner thereof lays Easterly at
a Distance of 30.5 Feet; thence Northerly and parallel
with the East Line of said Lot 15, 3.5 Feet to a Point on
the Southerly Wall Face of a Residential Triplex Structure
existing this 10th Day of November, 1998; thence
continuing Northerly along the Previous Course, and
along the Centerline of a Common Wall of this Triplex
Structure, 34.0 Feet to a Point on the Northerly Face of
said Structure; thence Perpendicularly West along said
Northerly Face 1.2 Feet; thence Northerly and parallel
with the East Line of said Lot 14, 10.5 Feet to a Point on
the Northerly Line of said Lot 14; thence Westerly along
the North Line of said Lot 14, 18.3 Feet to the
Northwesterly Corner of the Easterly 50 Feet of said Lot
14; thence Southerly 48.0 Feet to the Southwest Corner
of the Easterly 50 Feet of Lot 15; thence Easterly 19.5
Feet to the Point of Beginning, City and County of
Denver, State of Colorado
Which has the address of: 1013 East 23rd Avenue,
Denver, CO 80205

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE
PROPERTY CURRENTLY ENCUMBERED BY THE
LIEN OF THE DEED OF TRUST. THE LIEN OF THE
DEED OF TRUST TO BE FORECLOSED MAY NOT BE
A FIRST LIEN.

YOU ARE NOTIFIED AS FOLLOWS:
YOU MAY HAVE AN INTEREST IN THE REAL
PROPERTY BEING FORECLOSED. YOU MAY HAVE
CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES
AS A RESULT OF SAID FORECLOSURE PURSUANT
TO COLORADO STATUTES. YOU MAY HAVE THE
RIGHT TO REDEEM SAID REAL PROPERTY OR YOU
MAY HAVE THE RIGHT TO CURE ANY DEFAULT
UNDER THE INSTRUMENT BEING FORECLOSED. A
COPY OF THE STATUTES, AS SUCH STATUTES ARE
PRESENTLY CONSTITUTED, IS ATTACHED HERETO.
HOWEVER, YOUR RIGHTS MAY BE DETERMINED BY
PREVIOUS STATUTES.

The Holder of the debt secured by the Deed of Trust
declares a violation of the covenants of said Deed of
Trust for reasons including, but not limited to, the failure
to make payments as provided for in the Deed of Trust
and Negotiable Instrument.

If the sale date is continued to a later date, the
deadline to file a Notice of Intent to Cure by those
parties entitled to cure may also be extended
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. THE FILING OF A COMPAINT 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

The foreclosure proceedings have been commenced at the request of plaintiff, U.S. BANK NATIONAL ASSOCIATION, the legal Holder of the debt secured by the Deed of Trust. The name, address and telephone number of the attorney representing Holder of the Debt is as follows:

Monica Kadrmas, Esq. Reg. No. 34904
Lauren Tew, Esq. Reg. No. 45041
Randall Chin, Esq. Reg. No. 31149
Barrett Frappier & Weisserman, LLP
1199 Bannock Street
Denver, Colorado 80204
(303) 350-3711

NOTICE OF SALE

The undersigned will on December 14, 2017, at 10:00a.m. at the Denver City and County Building, 1437 Bannock Street, Denver, CO 80202 sell the

Property at public auction to the highest bidder who has submitted bid funds to the undersigned as specified by C.R.S. 38-38-106(7) to pay the Debt and certain other sums, all as provided by applicable law and the Deed of Trust.

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

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

First Publication: 10/20/2017

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Published in: The Intermountain Jewish News

Patrick Firman, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant R. Line

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: 10/20/2017:

STOCK VIN	YEAR	MAKE/MODEL
73113	1998	Acura 3.2 TL #006516
73413	2003	Cadillac Deville 135243
73185	1997	Cadillac Deville 218306
73298	1990	Chevy Lumina 114765
73128	2004	Chrysler PT Cruiser 350336

73209 2005 Chrysler Town & Country 198303
73125 1992 Dodge Dakota 574984
73311 1980 Ford F250 HG6353
73383 2003 Ford Taurus 267534
73553 2002 Ford Windstar A91232
73583 1992 Honda Accord #020840
73288 2002 Honda Accord #023235
73616 2002 Hyundai XG350 184706
73382 2004 Jaguar XJ8 G31798
73400 1983 Jeep CJ7 #003505
73196 1999 Mercury Cougar 647724
73286 1999 Nissan Altima166146
73297 1991 Nissan Sentra 752621
73587 1989 Pontiac Grand Am 796519
73205 1994 Saturn SL 1 267652
73123 1995 Saturn SL2 332196
73569 1999 Subaru Forester 723265
73309 2008 Suzuki Forenza 937075
73676 2000 Toyota Corolla 347470
73302 1996 Toyota Tercel 129123
Date of Publication: October 20, 2017
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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: 10/20/2017:
STOCK YEAR MAKE/MODEL
VIN

73446 2001 AUDI A6 124434
73212 1999 Audi A6 058886
73492 2000 Chevrolet Tahoe 153490
73451 2004 Chevrolet Classic 604873
73372 2008 Chevrolet Aveo 027300
73315 2004 Chevrolet Malibu 202299
73280 2002 Chevrolet Cavalier267409
73673 1985 Chrysler Fifth Avenue 564133
73211 2005 Chrysler Town & Country 432910
73386 1978 Dodge M40 518111
73175 1997 Dodge Grand Caravan 144484
73190 2004 Eton Pn2b Beamer2 000627
73687 1989 Ford F250 B78767
73649 1999 Ford Taurus186568
73630 2002 Ford F150 A31743
73299 1988 Ford Mustang 145383
73295 1992 Ford Econoline A55805
73290 1996 Ford Explorer A31762
73275 1977 Ford Chateau Y41976
73580 2000 Honda CR-V 004548
73442 1995 Honda Civic 551669
73398 1995 Honda Accord 064164
73394 2000 Honda Civic 045377
73452 1999 Infiniti G20 011556
73697 1995 Jeep Cherokee 599327
73688 1997 Jeep Grand Cherokee 569297
73460 1999 Jeep Cherokee 636485
73186 2000 Jeep Grand Cherokee 379479
73156 1997 Jeep Grand Cherokee 617192
73684 2003 Kia Spectra 290200
72932 1992 Lincoln Town Car 612622

73586	2001	Mazda Protege	464910
73576	1992	Mitsubishi Mirage	028728
73420	2003	Mitsubishi Eclipse	072072
73111	1995	Mitsubishi Mighty Max	004164
73698	2000	Nissan Maxima	753275
73678	2005	Nissan Altima	483357
73198	2003	Nissan Sentra	807577
73373	2004	Pontiac Grand Prix	237690
73277	2008	Pontiac G6/SE	158458
73579	2006	Saturn Ion	207723
73210	2000	Saturn SC1	140255
73241	1990	Star Craft Pop Up Camper	
	051709		
73511	2001	Subaru Legacy	656947
73200	1994	Toyota Camry	462279
73043	1997	Toyota Corolla	506856
73691	2000	Volkswagen Jetta	103250
73521	1998	Volkswagen Jetta	207805
73207	1999	Volkswagen Passat	506635
73174	2002	Volvo S60	098557
72123	1990	Toyota Corolla	337271
72311	1998	Toyota Tacoma	113752
72205	1995	Toyota Camry	641124
72370	1998	Toyota Camry	119295
72456	1995	Toyota Camry	537015

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**Sheriff's INITIAL combined notice of sale, right to
cure and right to redeem**

This Notice is given with regard to the Decree of

Foreclosure described as follows:

Original Grantor: Louis Lopez

Original Beneficiary: High Impact, LLC

Current owner of the evidence of debt

secured by the Decree of Foreclosure: High Impact, LLC

Date of the Decree of Foreclosure: Sept. 15, 2016

County of Recording: Denver County, Colorado

Date of Recording of Lis Pendens: Apr. 27, 2016

Recording information: Reception No. 2016055386

Original Balance of Indebtedness: \$23,180.25

Outstanding Balance of Indebtedness: \$23,180.25

This is to advise you that foreclosure proceedings No. 17005298 were commenced in the Office of the Sheriff of the City and County of Denver, Colorado, on the 22nd day of August, 2017. The foreclosure concerns the Decree of Foreclosure entered by the Denver County District Court in Case No. 2016 CV 31521 and results from non-payments of amounts owing as explained in the Decree. This foreclosure is over all of the property encumbered by the Decree.

The name, address and telephone number of the attorneys representing the owner of the Deed of Trust being foreclosed is Underhill Law, P.C., 7350 East Progress Place, Suite 110, Greenwood Village, Colorado 80111, telephone: (303) 721-7112.

The real property to be foreclosed is located in the City and County of Denver, Colorado, and is described as follows:

Legal Description:

HIGGINS KASSLER 2ND ADD B7 L6

DIF BOOK 3072 146

Street Address:

75 S Canosa Way, Denver, Colorado 80219 2154

If the sale date is continued to a later date, the deadline to file a notice of intent to cure by those parties entitled to cure may also be extended.

Sale information:

Original Date of Sale: December 14th, 2017

Place of Sale: The front steps of the City and County Building,

1437 Bannock Street

Denver, Colorado 80202.

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

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 CFPB, or both, but the filing of a complaint will not stop the foreclosure process. The Colorado attorney general may be contacted at Colorado Department of Law, Ralph L. Carr Judicial Building, 1300 Broadway, 10th Floor, Denver, Colorado 80203 (720) 508-6000. The CFPB may be contacted at Consumer Financial Protection Bureau, PO Box 2900, Clinton, IA 52722-2900.

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR MAY HAVE CERTAIN RIGHTS OR LIABILITIES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO CURE ANY DEFAULT UNDER THE INSTRUMENT BEING FORECLOSED, OR THE RIGHT TO REDEEM

THE REAL PROPERTY FROM THE SALE. COPIES OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS ARE ATTACHED HERETO.

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

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

Dated this 19th day of September, 2017:

Patrick Firman, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

First Publication: 10/20/2017

Last Publication: 11/17/2017

Published in: The Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Colorado Auto Recovery, INC., 281 E. 55th Ave, Denver CO 80216, 720-400-9995.

YEAR/MAKE/MODEL	VIN #
2000 Chevy Malibu	229914
1999 GMC K1500 Suburban	549470
1986 Honda Accord	049669
2006 Chevy Silverado	125999
1993 Pontiac Grand Am	717080
2000 Honda Odyssey	601464
2003 Hyundai Santa Fe	472806
2002 Mazda MPV	302119
2002 Ford Windstar	B34274

2005 Dodge Neon 193958
1997 Honda Accord 193026
1998 Chevy Blazer 188344
1999 Ford Taurus 274217
1998 Ford Explorer A17757
1995 Honda Passport 415837
1999 Volvo S80 060564
1997 Nissan Sentra 795261
1996 Saturn SL Series 377561
2000 Ford Taurus 114019
2006 Hyundai Tiburon 223305
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