

NOTICE OF HEARING BY PUBLICATION  
PURSUANT TO §15-10-401, C.R.S.  
Case No. 2017PR030803

In the Interest of: SAMIK KING, Minor  
To: Charles King  
Last Known Address, if any: Unknown  
A hearing on the Petition to Settle Personal Injury Claim of Minor Samik King, for court approval of a settlement of the minor's claims for personal injuries from a motor vehicle accident on July 1, 2015, will be held at the following time and location or at a later date to which the hearing may be continued:

Date: October 31, 2017

Time: 1:30 p.m.

Courtroom or Division: 300

Address: Denver Probate Court,  
1437 Bannock Street, Denver, CO 80202.

MEGAN MATTHEWS, #43998

Attorney for Minor

Franklin D. Azar & Associates, P.C.

14426 East Evans Avenue

Aurora, CO 80014-1480

Phone Number: (303) 757-3300

FAX Number:(303) 759-5203

First Publication: September 22, 2017

Second Publication: September 29, 2017

Last Publication: October 6, 2017

Published: Intermountain Jewish News

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

Case No. 2017PR31105

In the Matter of the Estate of  
ELOYCE D. PEPPER, 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 January 22, 2018, or the claims may be forever barred.

SHARON JERWICK

Personal Representative

12213 Juniper St.

Overland Park, KS66209

Tel: 913.219.3071

Attorneys for the Personal Representative

AARON GRAY, Esq. Atty. Reg. #: 46572

GrayScales, LLC

3900 E. Mexico Ave. #300

Denver, CO 80210

Phone Number:720.885.9391

FAX Number: 303.927.0809

E-mail: aaron@grayscaleslegal.com

RONALD M. RUBIN, Atty. Reg. #: 6722

Rubin and Zimmerman, P.C.

9725 E. Hampden, Suite 330

Denver, CO80231

Phone Number:303.306.6191

Fax Number:303.306.6191

E-mail: ron.rubin@rzpc.com

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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. 2017PR030915

In the Matter of the Estate of  
RICHARD PONDS, 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 January  
22, 2018, or the claims may be forever barred.

ROGER PONDS

Personal Representative

5205 W. Ottawa Ave.

Littleton, CO 80128

MICHAEL BARRY, Atty. Reg. #: 35342

Attorney for the Personal Representative

Ball & Barry Law

2701 Lawrence St., #100

Denver, CO 80205

Phone Number: 720-536-4660

FAX Number: 720-439-2532

First Publication: September 22, 2017

Second Publication: September 29, 2017

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NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Case No. 17PR0422

In the Matter of the Estate of

H. EDWARD EVERDING, JR. aka HENRY EDWARD  
EVERDING, JR., 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 January

22, 2018, or the claims may be forever barred.

LINDA AND LISA ROBERTS

Personal Representatives

7122 Richlawn Pkwy

Parker, CO 80134

Phone Number: 303-947-9473

E-mail: LindaKRbrs@aol.com

First Publication: September 22, 2017

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NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Case No. 17PR30709

In the Matter of the Estate of

ADOLPH T. PONDS, 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 January 22, 2018, or the claims may be forever barred.

ROGER PONDS

Personal Representative

5205 W. Ottawa Ave.

Littleton, CO 80128

MICHAEL BARRY, Atty. Reg. #: 35342

Attorney for the Personal Representative

Ball & Barry Law

2701 Lawrence St., #100

Denver, CO 80205

Phone Number: 720-536-4660

FAX Number: 720-439-2532

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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

RANDAL 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 January 22, 2018, or the claims may be forever barred.

SUSAN S. KARSH

Personal Representative

2255 East Alameda Avenue

Denver, CO 80209

RICHARD B. ROBINSON, Attorney Reg. #6052

PATRICIA L. CLOWDUS, Attorney 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

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First Publication: September 22, 2017  
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First Publication: September 29, 2017  
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NOTICE OF HEARING BY PUBLICATION  
PURSUANT TO §15-10-401, C.R.S.  
Case No. 2017PR030845  
In the Interest of  
ALEESE MARTINEZ, Minor.

To: MARIE RENEE MARTINEZ  
Last Known Address, if any: Unknown  
A hearing on the Petition to Settle Personal Injury Claim of Minor Aleese Martinez, for court approval of a settlement of the minor's claims for personal injuries from a motor vehicle accident on May 14, 2015, will be held at the following time and location or at a later date to which the hearing may be continued:  
Date: November 8, 2017  
Time: 1:30 Courtroom or Division: 300  
Address: Denver County Court,  
1437 Bannock Street,  
Denver, CO 80202.  
MEGAN MATTHEWS, #43998  
Attorney for Person Giving Notice  
Franklin D. Azar & Associates, P.C.  
14426 East Evans Avenue  
Aurora, Colorado 80014  
Phone Number: (303) 757-3300

NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Case No. 2016PR31469  
In the Matter of the Estate of  
LEMMIE R. DAVISS, 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  
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[w.vaden@cityparklaw.com](mailto:w.vaden@cityparklaw.com)  
First Publication: September 29, 2017  
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NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.

Case No. 2016PR031287

In the Matter of the Estate of

SYLVESTER LAWRENCE TALLY, 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 Plaintiff

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

Case No. 2017PR30342

In the Matter of the Estate of

CORRINA VADEN, 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 Plaintiff

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

Case No. 2017PR30905

In the Matter of the Estate of

DARLENE M. BATISTE, 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

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

Case No. 2017PR31109

In the Matter of the Estate of

DOROTHY L. GROBLEBE and d/b/a MISSIONARY  
CHAPEL, 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, 1437 Bannock Street, Room 230 Denver, Colorado 80202, on or before February 10, 2018, or the claims may be forever barred.

GINGER C. MAES

Personal Representative

P.O. Box 2955

Santa Fe, NM 87504

LINDA F. COHN #10439

Attorney for the Personal Representative

Nilsen & Cohn, PC

P.O. Box 366

Englewood, CO 80151

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First Publication: September 29, 2017  
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NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Case No. 17PR31021

In the Matter of the Estate of

SHIRLEY JEAN BAXTER, 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 1, 2018, or the claims may be forever barred.

CONSTANCE ELIZABETH CLARK

Personal Representative

11925 West 107th Avenue

Westminster, CO80021

GILBERT O. MONTOYA, JR. Atty. Reg. #: 8079

Attorney for the Personal Representative

8753 Yates Dr., #220C

Westminster, Colorado 80031

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NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Case No. 2017PR030878

In the Matter of the Estate of

PATRICIA A. ICKS, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Arapahoe County, 7325 South Potomac Street, Centennial, CO 80112, on or before February 10, 2018, or the claims may be forever barred.

MICHAEL G. FORTH  
Personal Representative  
498 North 100th Road  
Overbrook, KS 66524

LINDA F. COHN #10439  
Attorney for the Personal Representative  
Nilsen & Cohn, PC  
P.O. Box 366  
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First Publication: September 29, 2017  
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NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Case No. 2017PR30030

In the Matter of the Estate of

OMA BELL SMITH, 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  
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NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Case No. 2017PR31062

In the Matter of the Estate of

SHIRLEY MAE BREWER, 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

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NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Case No. 2017PR31061

In the Matter of the Estate of

ROBERT LASH BREWER, 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

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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

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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  
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STATEMENT OF OWNERSHIP  
MANAGEMENT AND CIRCULATION  
October 6, 2017

INTERMOUNTAIN JEWISH NEWS, Publication No. 0047-0511. Published weekly, no. of issues published annually 52. Annual subscription, \$62.00, plus applicable sales tax. Location of headquarters or general business offices of the publisher: 1177 Grant St., Suite 200, Denver, CO, 80203-2362 (County of Denver). Editor and Publisher: HILLEL GOLDBERG, 261 S. Jasmine Street, Denver, CO. 80224.  
Publication Title: Intermountain Jewish News. Issue Date for Circulation Data Below: 09/15/17. Extent and Nature of Circulation: a: Total Number of Copies (Net press run): Average no. copies each issue during preceding 12 months 3,010. No. Copies of Single Issue Published Nearest to filing date 4,300. b: Paid Circulation (*By Mail and Outside the Mail*). (1) Mailed Outside-County Paid Subscriptions Stated on PS Form 3541 (include paid distribution above nominal rate, advertiser's proof copies, and exchange copies) Average No. Copies Each Issue During Preceding 12 Months: 1,435; No. Copies of Single Issue Published Nearest to Filing Date: 1,630. (2) Mailed In-County Paid Subscriptions Stated on PS Form 3541 (*Include paid distribution above nominal rate, advertiser's proof copies, and exchange copies*) Average No. Copies Each Issue During Preceding 12 Months: 1,322; No. Copies of Single Issue Published Nearest to Filing Date 1,336. (3) Paid Distribution Outside the Mails Including Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Paid Distribution Outside USPS: Average No. Copies Each Issue During Preceding 12 Months: 63. No. Copies of Single Issue Published Nearest to Filing Date: 150. (4) Paid Distribution by Other

Classes of Mail Through the USPS (e.g. First-Class Mail)  
Average No. Copies Each Issue During Preceding 12 Months: 0. No. Copies of Single Issue Published Nearest to Filing Date: 122. c. Total Paid Distribution (*Sum of 15b (1), (2), (3), and (4)*) Average No. Copies Each Issue During Preceding 12 Months: 2,820. No. Copies of Single Issue Published Nearest to Filing Date: 3,238. d. Free or Nominal Rate Distribution (*By Mail and Outside the Mail*) (1) Free or Nominal Rate Outside-County Copies included on PS Form 3541. Average No. Copies Each Issue During Preceding 12 Months: 26. No. Copies of Single Issue Published Nearest to Filing Date: 147. (2) Free or Nominal Rate In-County Copies Included on PS Form 3541. Average No. Copies Each Issue During Preceding 12 Months: 8 No. Copies of Single Issue Published Nearest to Filing Date: 24. (3) Free or Nominal Rate Copies Mailed at Other Classes Through the USPS (e.g. First-Class Mail). Average No. Copies Each Issue During Preceding 12 Months: 0. No. Copies of Single Issue Published Nearest to Filing Date: 0. (4) Free or Nominal Rate Distribution Outside the Mail (*Carriers or other means*). Average No. Copies Each Issue During Preceding 12 Months: 0. No. Copies of Single Issue Published Nearest to Filing Date: 0. e. Total Free or Nominal Rate Distribution (*Sum of 15d (1), (2), (3), and (4)*): Average No. Copies Each Issue During Preceding 12 Months: 34. No. Copies of Single Issue Published Nearest to Filing Date: 171. f. Total Distribution (*Sum of 15c and 15e*): Average No. Copies Each Issue During Preceding 12 Months: 2,854. No. Copies of Single Issue Published Nearest to Filing Date: 3,409. g. Copies not

Distributed (*See Instructions to Publishers #4 (page #3)*): Average No. Copies Each Issue During Preceding 12 Months: 156. No. Copies of Single Issue Published Nearest to Filing Date: 891. h. Total (*Sum of 15f and g*): Average No. Copies Each Issue During Preceding 12 Months: 3,010. No. Copies of Single Issue Published Nearest to Filing Date: 4,300. i. Percent Paid (*15c divided by 15f times 100*): Average No. Copies Each Issue During Preceding 12 Months: 98.8087. No. Copies of Single Issue Published Nearest to Filing: 94.9839. Paid Electronic copies. Average No. Copies Each Issue During Preceding 12 Months: 60. No. Copies of Single Issue Published Nearest to Filing Date: 60. Total Paid Print Copies + Paid Electronic Copies: Average No. Copies Each Issue During Preceding 12 Months: 2,880. No. Copies of Single Issue Published Nearest to Filing Date: 3,298. Total Print Distribution + Paid Electronic Copies: Average No. Copies Each Issue During Preceding 12 Months: 2,914. No. Copies of Single Issue Published Nearest to Filing Date: 3,469. Percent Paid: Average No. Copies Each Issue During Preceding 12 Months: 98.8322. No. Copies of Single Issue Published Nearest to Filing Date: 95.0706. 16. Publication of Statement of Ownership. If the publication is a general publication, publication of this statement is required. Will be printed in the 10/06/17 issue of this publication. Signature and Title of Editor, Publisher, Business Manager or Owner: SHANA GOLDBERG, Assistant Publisher. Date: 09/28/17.  
I certify that all information furnished on this form is true and complete. I understand that anyone who furnishes

false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).

Dated: October 6, 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

**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  
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 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 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: 10/06/2017:

STOCK	YEAR	MAKE/MODEL	VIN
72381	1964	1989 Bayliner Boat Trailer	64086
72274	1998	Acura 3.0 CL	3007
72248	2003	Acura 3.2 CL	6047
72244	1994	Acura Integra	6126
71637	2002	Acura RSX	20549
72540	1995	Buick LeSabre	494043
72236	1998	Cadillac DeVille	737278
72513	2003	Chevrolet Impala	385141
72504	2004	Chevrolet Silverado	K2500HD 397443
72216	2006	Chevrolet Trailblazer	150752
72148	1999	Chevrolet Monte Carlo	202869
71536	2001	Chevrolet Cavalier	387250

72620	2001	Dodge Ram 1500	191012
72569	2000	Dodge Intrepid	263778
72320	1998	Dodge Neon	625955
72596	1997	Ford Explorer	A86887
72579	2004	Ford Taurus	138006
72503	1999	Ford Taurus	101005
72498	2010	Ford Mustang	175457
72496	1999	Ford ZX2 COOL/HOT	152715
72328	2002	Ford F150	C54176
72100	1997	Ford Explorer	A77535
71780	1996	Ford Ranger	A56346
72136	1986	Harley-Davidson	XLH1100 128208
72495	2000	Homemade Trailer	NOVIN
72628	2007	Honda Fit	50442
72582	2001	Honda Odyssey	542462
72396	1989	Honda Civic	98850
72346	1991	Honda Accord	154727
72141	2002	Honda Accord	18865
72477	2005	Hyundai Elantra	938247
72351	2001	Hyundai Accent	106200
72554	2002	Jeep Liberty	116849
72256	1999	Jeep Wrangler	478947
71631	2003	Kia Sorento	54548
72245	1992	Lincoln Town Car	733015
72079	1992	Mazda Protege	496032
72393	1998	Mercedes-Benz C230	546293
71607	2000	Mercury Mystique	603557
72078	2010	Mini Cooper	Z62686
72493	2001	Mitsubishi Eclipse	59384
71527	2003	Mitsubishi Eclipse	90296

72233	2004	Nissan Titan	510728
72180	2004	Nissan Quest	327289
72252	1981	Oldsmobile Cutlass	426649
72410	2005	Pontiac Aztec	542647
72597	2005	SAAB 92 LINEAR	50439
72500	1992	Saturn SL2	202893
72185	2003	Saturn VUE	876436
72474	1998	Toyota Avalon	213755

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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: 10/06/2017:

STOCK	YEAR	MAKE/MODEL	VIN
72502	2003	Acura 3.2	041908
72323	1997	Chevrolet Cavalier	800940
72331	2004	Chevrolet K1500 Suburban	310308
72240	1994	Chevrolet Suburban	355318
72189	1999	Chevrolet Tahoe	455935
72511	2002	Dodge Neon	514588
72439	1987	Ford Bronco	B46730
72334	1997	Ford Escort	388219
72343	2006	Ford Freestyle	A58197
72332	1996	Ford Probe	126033
72387	1998	Ford Taurus	256917
72508	1993	GMC K1500 Suburban	752941

72232	1997	Honda Prelude	008401
72145	2004	Hyundai Accent	531044
72492	1996	Jeep Gr Cherokee	368685
72213	2008	Kia Rondo	163476
72566	1991	Lincoln Continental	624411
72299	2003	Mitsubishi Galant	143076
72687	1992	Oldsmobile Custom Cruiser	301994
72336	2007	Saturn Sky	101684
72516	1998	Saturn S Series	306936
72499	1996	Saturn SW2	256469
72665	1999	Toyota Solara	220179
72440	1994	Toyota Shortbed PU	177205
72441	1980	Volvo V40	305411

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Public Notice

57003	2003	Volkswagen Passat	340515
56966	1988	Honda Prelude	019863
56942	2001	Ford Focus	154502
56937	2000	Volkswagen Sedan	150550
56908	2002	Honda Civic	098721
56881	1994	Plymouth Voyager	126592
56873	2001	Toyota Solara	438132
56859	2001	Chevrolet Lumina	176983
56794	1998	Honda Passport	416744
56793	1993	Nissan Maxima	403867
56596	2001	Mercury Marquis	648025

Parking Authority, LLC  
PO Box 11823  
Denver, CO 80211-0823



303-719-2067

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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 7, 2017:

YEAR/MAKE/MODEL VIN

2012 GMCSierra 150913

2006 Chevrolet Cobalt 657638

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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