

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
Case No. 2018PR031455  
In the Matter of the Estate of  
BILLY M. CHAVEZ, a/k/a BILLY MARTINEZ CHAVEZ,  
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 4, 2019, or the claims may be forever barred.

THERESE D. CHAVEZ  
Personal Representative  
1316 Bellaire Street  
Denver, CO 80220

JOHN F. GRIEBEL, Atty. Reg. #: 278  
Attorney for the Personal Representative  
681 Grant Street  
Denver, CO 80203  
Phone Number:(303) 830-2783  
FAX Number: (303)860-1758  
E-mail: John@JFGlawfirm.com  
First Publication: January 4, 2019  
Second Publication: January 11, 2019  
Last Publication: January 18, 2019  
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, COLORADO  
Court Address: 1437 Bannock Street, Denver, CO 80202  
**Plaintiff:** MONACO VILLAGE CONDOMINIUM  
ASSOCIATION, INC., a Colorado non-profit corporation,

**Defendants:** RICHARD J. WHETSTONE; FIRSTBANK OF  
TECH CENTER; FIRSTBANK; WAKEFIELD AND  
ASSOCIATES, INC.; DEB JOHNSON AS PUBLIC TRUSTEE  
FOR DENVER COUNTY; STEVE ELLINGTON AS  
TREASURER FOR DENVER COUNTY; UNKNOWN  
TENANT(S) IN POSSESSION.

Case Number: 2018CV032987

**SUMMONS BY PUBLICATION**

THE PEOPLE OF THE STATE OF COLORADO  
**TO THE ABOVE NAMED DEFENDANT: RICHARD J.  
WHETSTONE**

You are hereby summoned and required to appear and defend against the claims of the complaint filed with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer within 35 days after the service of this Summons upon you. Service of the summons shall be complete on the day of the last publication. A copy of the complaint may be obtained from the clerk of the court.

If you fail to file your answer or other response to the 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 complaint without further notice.

This is an action for judicial foreclosure of an assessment lien in and to the real property situated in Denver County, Colorado, more particularly described on Exhibit A, attached hereto and by this reference made a part hereof.

**Exhibit A**

CONDOMINIUM UNIT NO. 11, BUILDING NO. A, MONACO  
VILLAGE CONDOMINIUMS, IN ACCORDANCE WITH THE  
DECLARATION RECORDED ON OCTOBER 25, 1978 IN

BOOK 1775 AT PAGE 668, AND CONDOMINIUM MAP RECORDED ON OCTOBER 25, 1978 IN MAP BOOK 8, AT PAGE 62, OF THE DENVER COUNTY RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE A-11, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Also known as: 1200 S. Monaco Parkway, #11, Denver, CO 80224.

Dated: December 7, 2018.

WINZENBURG, LEFF, PURVIS & PAYNE, L.L.P.

Gina C. Botti

Attorneys for Plaintiff:

WINZENBURG, LEFF, PURVIS & PAYNE, LLP

Wendy E. Weigler, #28419

Gina C. Botti #42005

Address: 8020 Shaffer Parkway, Suite 300

Littleton, CO 80127

Phone Number: (303) 863-1870

**This Summons is issued pursuant to Rule 4(h), Colorado Rules of Civil Procedure**

First Publication: December 21, 2018

Last Publication: January 18, 2019

Published in *Intermountain Jewish News*

DISTRICT COURT, ARAPAHOE COUNTY COLORADO

Court Address:

7325 S. Potomac Street

Centennial, Colorado 80112

**Plaintiff:** BAYERA MIDEKSSA, an individual,

v.

**Defendants:** MIRACLE REAL ESTATE GROUP, LLC, a Colorado Limited Liability Company, AUSTIN FAUX, an

individual, MEL CONLEY, an individual dba Trustee, 384 SOUTH IRONTON STREET UNIT 408 LAND TRUST, HONEYBEE PROPERTIES, LLC, a Colorado Limited Liability Company and CYNTHIA D. MARES, as the Arapahoe County Public Trustee

AND

**Plaintiff:** HONEYBEE PROPERTIES, LLC, as assignee of EDENBROOK CONDOMINIUM ASSOCIATION, a Colorado nonprofit corporation

v.

**Defendants:** 384 S. IRONTON ST. UNIT 408 LAND TRUST; MIRACLE REAL ESTATE GROUP, LLC; BAYERA MIDEKSSA; MUSSIE SOLOMON; SURAFEL ESHETE KIBRET; KINDU AMARE LAKEW; WELLS FARGO BANK, N.A.; CITY OF AURORA, COMMUNITY DEVELOPMENT DIVISION; BELLCO CREDIT UNION; SUE SANDSTROM, as the Arapahoe County Treasurer; and CYNTHIA D. MARES as the Arapahoe County Public Trustee

*Attorneys for Plaintiff Honeybee Properties, LLC*

Name: CYLG, p.c.

Christopher A. Young, Esq., #34207

Address: 1750 N. High Street

Denver, Colorado 80218

Phone No.: (303) 333-1252

Email: cyoung@cylgpc.com

Consolidated Case No.

2018CV30042

Division 21

**SUMMONS**

THE PEOPLE OF THE STATE OF COLORADO TO THE ABOVE-NAMED DEFENDANT: MUSSIE SOLOMON

You are hereby summoned and required to appear and defend against the claims of the complaint filed with the court in this action, by filing with the clerk of this 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 complaint may be obtained from the clerk of the court.

If you fail to file your answer or other response to the 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 complaint without further notice.

This is an action for judicial foreclosure against the real property located at 384 S. Ironton Street, Unit 408, Aurora, Colorado 80012.

Dated this December 18, 2018.

CYLG, P.C.

*Christopher A. Young*

Christopher A. Young, Esq.

This summons is issued pursuant to Rule 4, C.R.C.P., as amended

First Publication: December 21, 2018

Last Publication: January 18, 2019

Published in the Intermountain Jewish News

District Court

DENVER County, Colorado

1437 Bannock Street

Denver, CO80202

In the Matter of the Petition of: Parent/Petitioner: LISA RODRIGUEZ

for

Minor Child: JACQUELINE MICHELLE PADILLA to Change the Child's Name to: JACQUELINE MICHELLE MONTOYA  
AMENDED NOTICE TO NON-CUSTODIAL PARENT BY PUBLICATION

Case Number: 18CV190

Courtroom 320

Notice to: LLOYDE DAVID PADILLA, JR., non-custodial parent.

Notice is given that a hearing is scheduled as follows:

Date: FEBRUARY 27, 2019

Time: 8:30 A.M.

Location: 1437 BANNOCK STREET, COURTROOM 320, DENVER, CO 80202

for the purpose of requesting a change of name for JACQUELINE MICHELLE PADILLA.

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

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

First Publication: January 4, 2019

Last Publication: February 1, 2019

Published In: The Intermountain Jewish News

District Court

DENVER County, Colorado

1437 Bannock Street

Denver, CO80202

In the Matter of the Petition of: Parent/Petitioner: LISA RODRIGUEZ

for

Minor Child: KRYSTAL AMANDA DESTINY PADILLA to  
Change the Child's Name to: KRYSTAL AMANDA DESTINY  
MONTOYA

AMENDED NOTICE TO NON-CUSTODIAL PARENT BY  
PUBLICATION

Case Number: 18CV191  
Courtroom 320

Notice to: LLOYDE DAVID PADILLA, JR., non-custodial  
parent.

Notice is given that a hearing is scheduled as follows:

Date: FEBRUARY 27, 2019

Time: 8:30 A.M.

Location: 1437 BANNOCK STREET, COURTROOM 320,  
DENVER, CO 80202

for the purpose of requesting a change of name for KRYSTAL  
AMANDA DESTINY PADILLA.

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

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

First Publication: January 4, 2019

Last Publication: February 1, 2019

Published In: The Intermountain Jewish News

**DISTRICT COURT, ARAPAHOE COUNTY,  
COLORADO**

Arapahoe County District Court  
Arapahoe County Justice Center  
7325 S. Potomac Street  
Centennial, Colorado 80112

**Plaintiff:** DARRELL CAMPBELL

**v.**

**Defendants:** INNOVATIVE PAYMENT SOLUTIONS, JOHN  
M. GRIFFIN, TIMOTHY GRIGGS, RHONDA A. GRIGGS,  
WELLS FARGO BANK WEST, N.A., AMERICA'S  
WHOLESALE LENDER, SADDLE ROCK RIDGE HOA, INC.,  
FEDERAL NATIONAL MORTGAGE ASSOCIATION, AND  
BANK OF AMERICA, N.A.

**Case Number:** 2018CV031910

Div.: 21

**SUMMONS BY PUBLICATION**

**THE PEOPLE OF THE STATE OF COLORADO TO THE  
ABOVE-NAMED DEFENDANTS: AMERICA'S WHOLESALE  
LENDER, INNOVATIVE PAYMENT SOLUTIONS AND ANY  
OTHER PARTY CLAIMING AN INTEREST IN LOT 3,  
BLOCK 1, SADDLE ROCK RIDGE FILING NO. 1, COUNTY  
OF ARAPAHOE, STATE OF COLORADO**

THE PEOPLE OF THE STATE OF COLORADO  
TO THE ABOVE-NAMED DEFENDANT(S):

You are hereby summoned and required to appear and defend  
against the claims of the complaint [petition] filed with the court  
in this action, by filing with the clerk of this 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 complaint may be  
obtained from the clerk of the court. If you fail to file your  
answer or other response to the complaint [petition] 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 complaint [petition] without further  
notice. If you fail to file your answer or other response to the  
complaint in writing within the applicable time period, judgment

by default may be entered against you by the court for the relief demanded in the complaint without further notice.

This is an action: FOR SHERIFF'S SALE OF THE ABOVE DESCRIBED REAL ESTATE

DATED this 26th day of December 2018

PITLER AND ASSOCIATES, P.C.

Robert L. Pitler #1139

WARNING: A VALID SUMMONS MAY BE ISSUED BY A LAWYER AND IT NEED NOT CONTAIN A COURT CASE NUMBER, THE SIGNATURE OF A COURT OFFICER, OR A COURT SEAL. THE PLAINTIFF HAS 14 DAYS FROM THE DATE THIS SUMMONS WAS SERVED ON YOU TO FILE THE CASE WITH THE COURT. YOU ARE RESPONSIBLE FOR CONTACTING THE COURT TO FIND OUT WHETHER THE CASE HAS BEEN FILED AND OBTAIN THE CASE NUMBER. IF THE PLAINTIFF FILES THE CASE WITHIN THIS TIME, THEN YOU MUST RESPOND AS EXPLAINED IN THIS SUMMONS. IF THE PLAINTIFF FILES MORE THAN 14 DAYS AFTER THE DATE THE SUMMONS WAS SERVED ON YOU, THE CASE MAY BE DISMISSED UPON MOTION AND YOU MAY BE ENTITLED TO SEEK ATTORNEY'S FEES FROM THE PLAINTIFF.

(This summons is issued pursuant to Rule 4(g), Colorado Rules of Civil Procedure. This form should not be used where personal service is desired.)

TO THE CLERK: If the summons is issued by the clerk of the court, the signature block for the clerk or deputy should be provided by stamp, or typewriter, in the space to the left of the attorney's name.

*Attorney for Plaintiff:*

Robert L. Pitler, Atty. No. 1139

**Pitler and Associates, P.C.**

10800 E. Bethany Drive, Suite 250

Aurora, Colorado 80014

Phone Number: 303-758-2221

Fax Number: 303-755-5113

robertlpitler@rpitlerlaw.com

First Publication: January 4, 2019

Last Publication: February 1, 2019

Published In: The Intermountain Jewish News

District Court

DENVER County, Colorado

1437 Bannock Street

Denver, CO80202

In the Matter of the Petition of: Parent/Petitioner: LISA

RODRIGUEZ

for

Minor Child: LLOYDE DAVID PADILLA to Change the Child's

Name to: LLOYDE DAVID MONTOYA

AMENDED NOTICE TO NON-CUSTODIAL PARENT BY

PUBLICATION

Case Number: 18CV189

Courtroom 320

Notice to: LLOYDE DAVID PADILLA, JR., non-custodial parent.

Notice is given that a hearing is scheduled as follows:

Date: FEBRUARY 27, 2019

Time: 8:30 A.M.

Location: 1437 BANNOCK STREET, COURTROOM 320,  
DENVER, CO 80202

for the purpose of requesting a change of name for LLOYDE DAVID PADILLA.

At this hearing the Court may enter an order changing the name of the minor child.  
To support or voice objection to the proposed name change, you must appear at the hearing.  
First Publication: January 4, 2019  
Last Publication: February 1, 2019  
Published In: The Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
Case No. 2018PR31434  
In the Matter of the Estate of  
GRACE KELLNER aka GRACE CATHERINE KELLNER,  
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 11, 2019, or the claims may be forever barred.

Law Offices of Bradley J. Frigon, LLC  
Personal Representative  
6500 South Quebec Street, Ste. 330  
Englewood, CO 80111  
BRADLEY J. FRIGON, Esq. #27883  
JOE HARTWIG, Esq. #46488  
Attorneys for the Personal Representative  
Law Offices of Bradley J. Frigon, LLC  
6500 South Quebec Street, Suite 330  
Englewood, CO 80111  
Phone Number: (720) 200-4025  
FAX Number: (720) 200-4026  
E-mail: bfrigon@bjflaw.com

E-mail: jhartwig@bjflaw.com  
First Publication: January 11, 2019  
Second Publication: January 18, 2019  
Last Publication: January 25, 2019  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
Case No. 2018PR31483  
In the Matter of the Estate of  
LOUELLA SCHILLER BURKE, a/k/a LOUELLA S. BURKE,  
a/k/a LOUELLA BURKE, a/k/a LOU BURKE, 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 6, 2019, or the claims may be forever barred.

SUZANNE E. NIX  
Personal Representative  
c/o Hall & Evans, LLC  
1001 17th Street, Suite 300  
Denver, CO80202

JOYCE H. NAKAMURA, Atty.Reg. #: 13788  
Attorney for the Personal Representative  
Hall & Evans, LLC  
1001 17th Street, Suite 300  
Denver, CO80202  
Phone Number: 303-628-3300  
FAX Number: 303-628-3368  
E-mail: nakamuraj@hallevans.com  
First Publication: January 4, 2019  
Second Publication: January 11, 2019

Last Publication: January 18, 2019  
Published: Intermountain Jewish News

DISTRICT COURT, CITY AND COUNTY OF DENVER,  
STATE OF COLORADO

Court Address: 1437 Bannock Street, Room 256  
Denver, Colorado 80202

**Case No.: 2018CV033583**

**Division/Ctrm.: 275**

**Plaintiff(s):** CONDOMINIUM ASSOCIATION OF  
WHISPERING PINES OF DENVER, a Colorado nonprofit  
corporation

v.

**Defendant(s):** AMLESET DESTA; STATE OF COLORADO,  
DEPARTMENT OF REVENUE; and DEBRA JOHNSON, as  
the Denver County Public Trustee  
MOELLER GRAF, P.C.

David J. Graf, #26070

Timothy M. Moeller, #31150

Eric McLennan, #34468

K. Christian Webert, #43739

Adam T. Brown, #43646

Address: 385 Inverness Parkway, Suite 200

Englewood, Colorado 80112

Phone Number: (720) 279-2568

**SUMMONS BY PUBLICATION**

THE PEOPLE OF THE STATE OF COLORADO  
TO THE ABOVE-NAMED DEFENDANT(S):

You are hereby summoned and required to appear and defend  
against the claims of the complaint filed with the court in this  
action, by filing with the clerk of this court an answer or other  
response. You are required to file your answer or other

response within thirty-five (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  
complaint may be obtained from the clerk of the court.  
If you fail to file your answer or other response to the  
complaint in writing within thirty-five (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  
complaint without further notice.

This is an action for judicial foreclosure under C.R.C.P. Rule  
105 and damages seeking to foreclose a statutory lien on the  
following property:

CONDOIVHNIUM UNIT NO. 301, BUILDING D-2,  
WHISPERING PINES OF DENVER, A CONDONHNIUM IN  
ACCORDANCE WITH THE DECLARATION RECORDED ON  
AUGUST 10, 1978 IN BOOK 1722 AT PAGE 674, AND THE  
CONDOMINIUM MAP RECORDED ON AUGUST 10, 1978,  
UNDER RECEPTION NO. 97433 OF THE CITY AND  
COUNTY OF DENVER RECORDS, CITY AND COUNTY OF  
DENVER, STATE OF COLORADO.

Also known as: 7755 E. Quincy Ave., #301D2, Denver, CO  
80237

Dated December 3, 2018

MOELLER GRAF, P.C.

Adam T. Brown, #43646

First Publication: December 14, 2018

Last Publication: January 11, 2019

Published in the *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 12, 2019:**

**YEAR/MAKE/MODEL VIN**

|                             |        |        |
|-----------------------------|--------|--------|
| 2003 Saturn L200            | 568764 |        |
| 2007 Harley Davidson XI1200 |        | 429718 |
| 2004 Infiniti FX35          | 401692 |        |
| 1999 Honda Accord           | 013241 |        |
| 2001 Mazda Millenia         | 706482 |        |
| 2002 Dodge Ram              | 199268 |        |
| 2002 Oldsmobile Alero       | 177821 |        |
| 1997 Buick Park Avenue      | 619114 |        |
| 2002 Audi TT                | 015942 |        |
| 1995 Honda Accord           | 040626 |        |
| 1990 Ford E150              | 121975 |        |
| 1994 Vermeer Wood Chipper   |        | 004471 |
| 2004 Jeep Liberty           | 303781 |        |
| 2002 Honda Civic            | 031060 |        |
| 2005 Honda Accord           | 016010 |        |
| 1997 Toyota Corolla         | 535410 |        |
| 2005 BMW 745LI              | S58851 |        |
| 1999 Toyota Camry           | 583289 |        |
| 2015 Chevrolet Tahoe        | 125471 |        |
| 2010 Ford Edge              | B58073 |        |
| 2007 Lexus LS               | 038065 |        |
| 2015 Dodge Durango          | 201935 |        |
| 2004 Saturn Ion             | 231573 |        |
| 1988 Toyota Camry           | 169310 |        |
| 1999 KTM Motorcycle         | 320388 |        |

Date of Publication: January 11, 2019

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF  
COLORADO  
CIVIL ACTION NO. 2016CV034097, Division/Courtroom 424  
**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

MASTER HOA FOR GREEN VALLEY RANCH,  
Plaintiff,

v.

NORTHEAST COMMUNITY HELP CENTER, INC., AOK LLC,  
MANAGER OF FINANCE FOR THE CITY AND COUNTY OF  
DENVER and DEBRA JOHNSON, AS PUBLIC TRUSTEE OF  
DENVER COUNTY, et al.

Defendant(s).

Regarding: Lot 13, Block 10, Green Valley Ranch Filing No.

20, City and County of Denver, State of Colorado

Also known as: 19797 E. 41st Ave., Denver, CO 80249

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 City and County of Denver, State of  
Colorado at 10 O'clock .A.M., on the 28th, day of February,  
2019, 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 \$6,053.35.**



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 or the Consumer Financial Protection Bureau, P.O. Box 2900, Clinton, IA 52733-2900, 855-411-2372, <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.*,

City and 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 March 28, 2017, and C.R.S. 38-38-101 *et seq.* by MASTER HOA FOR GREEN VALLEY RANCH, the holder and current owner of a lien recorded on January 28, 2013 at 2013012311 in the records of the Clerk and Recorder of the City and County of Denver, State of Colorado. The foreclosure is based on a default under the Master Declaration for Green Valley Ranch recorded on October 30, 1984 at 36850 in the records of the Clerk and Recorder of the City and County of Denver, State of Colorado. The Declaration establishes a lien for the benefit of Master HOA for Green Valley Ranch against real property legally described as follows:

Lot 13, Block 10, Green Valley Ranch Filing No. 20, City and County of Denver, State of Colorado; And also known as:19797 E. 41st Ave

Denver, CO 80249

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 Azra Taslimi,

Esq., Reg No. 44317, Altitude Community Law 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: December 3, 2018.

Patrick Firman, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

First Publication: January 4, 2019

Last Publication: February 1, 2019

Published In: The Intermountain Jewish News

**NOTICE OF SALE**

The following individuals are hereby notified that their vehicles are to be sold at Wyatt's, Lone Star, Boulder Valley Towing, and Klaus' Towing abandoned vehicle sale: Address: 5130 Brighton Boulevard, Denver, CO 80216, Phone: (303) 777-2448. \*\*Sale Date: **01/11/2019**:

| <b>STOCK YEAR</b> | <b>MAKE/MODEL</b>     | <b>VIN</b> |
|-------------------|-----------------------|------------|
| 114873 2002       | Acura 3.5 RL          | 011334     |
| 114402 2003       | BMW 530i              | K38342     |
| 114825 2000       | Boat Boat             | XXXXXX     |
| 114637 1998       | Cadillac SeVille      | 905861     |
| 114781 2006       | Chevrolet Cobalt      | 768125     |
| 114778 2003       | Chevrolet Tahoe       | 101683     |
| 114769 2017       | Chevrolet Malibu      | 219627     |
| 114695 1998       | Chevrolet Prizm       | 430517     |
| 114669 2005       | Chevrolet Colorado    | 113445     |
| 114543 2003       | Chevrolet Trailblazer | 225302     |
| 114423 2001       | Chrysler Sebring      | 717244     |

|             |                     |        |
|-------------|---------------------|--------|
| 114523 2010 | Dodge Journey       | 224035 |
| 114426 1977 | Dodge Sportsman     | 011638 |
| 114324 2003 | Dodge Ram           | 202859 |
| 114316 2009 | Dodge Avenger       | 508917 |
| 114691 1993 | Eagle Vision        | 572801 |
| 114863 2001 | Ford F150           | E20737 |
| 114591 1992 | Ford F150           | A24409 |
| 114549 2002 | Ford Excursion      | D49833 |
| 114536 2005 | Ford Taurus         | 113096 |
| 114525 2008 | Ford Focus          | 293115 |
| 114501 2002 | Ford F150           | B52885 |
| 114462 2017 | Ford Fiesta         | 129021 |
| 114420 1997 | Ford Explorer       | D56501 |
| 114407 2006 | Ford Fusion         | 197455 |
| 114323 2007 | Ford Taurus         | 170571 |
| 114332 2001 | Ford F150           | E34882 |
| 114217 2003 | Ford F250           | C42156 |
| 114685 2017 | GMC Sierra          | 176384 |
| 114933 2000 | Honda Accord        | 057469 |
| 114797 2002 | Honda Civic         | 077456 |
| 114425 2002 | Honda Accord        | 027175 |
| 114409 2003 | Honda Civic         | 087878 |
| 114314 2006 | Honda Civic         | 084378 |
| 114541 2003 | Hyundai XG350       | 247377 |
| 114514 1998 | Jeep Grand Cherokee | 177933 |
| 114492 1998 | Jeep Grand Cherokee | 356753 |
| 114429 2002 | Jeep Liberty        | 277215 |
| 114537 2003 | Lincoln Navigator   | J37508 |
| 114638 2011 | Mazda Mazda 3       | 397517 |
| 114530 2003 | Mazda Protege       | 183987 |
| 114671 2019 | Mini Countryman     | G90217 |
| 114604 2003 | Nissan Xterra       | 704354 |

|        |      |                        |        |
|--------|------|------------------------|--------|
| 114465 | 2000 | Nissan Xterra          | 576932 |
| 114387 | 2006 | Nissan Altima          | 104916 |
| 114382 | 2004 | Nissan Murano          | 914476 |
| 114329 | 2004 | Nissan Xterra          | 634093 |
| 114722 | 1994 | Oldsmobile Cutlass     | 379469 |
| 114728 | 1996 | Plymouth Grand Voyager | 828801 |
| 114431 | 1997 | Pontiac Grand Am       | 542526 |
| 114532 | 2000 | Saturn LS2             | 639858 |
| 114315 | 2001 | Saturn L200            | 503740 |
| 114741 | 1999 | Subaru Legacy          | 621805 |
| 114635 | 1998 | Subaru Legacy          | 611071 |
| 114531 | 2000 | Subaru Legacy          | 642671 |
| 114718 | 2000 | Toyota Camry           | 386886 |
| 114535 | 2004 | Toyota Sienna          | 181966 |
| 114331 | 1998 | Toyota Avalon          | 236005 |
| 114644 | 2014 | Volkswagen Jetta       | 399736 |
| 114320 | 1998 | Volkswagen Jetta       | 127040 |
| 112269 | 2017 | Toyota Camry           | 729940 |
| 111111 | 2008 | Honda Accord           | 038908 |

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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: **01/11/2019**:

| STOCKYEAR | MAKE/MODEL | VIN                        |
|-----------|------------|----------------------------|
| 114986    | 1984       | Buick Riviera450885        |
| 112932    | 2005       | Dodge Grand Caravan 481398 |
| 115005    | 2003       | Dodge Ram 1500 515521      |
| 108989    | 2001       | Ford F150 F23756           |

|        |      |                    |        |
|--------|------|--------------------|--------|
| 114528 | 2007 | Ford Focus         | 113825 |
| 114539 | 2004 | Ford Freestyle     | A12690 |
| 114325 | 1997 | Ford Ranger B44068 |        |
| 114930 | 1996 | Ford Mustang       | 130495 |
| 113770 | 1981 | Honda CB750F       | 200811 |
| 114008 | 2005 | Honda Odyssey      | 029250 |
| 114890 | 2000 | Isuzu Rodeo        | 331405 |
| 113876 | 2002 | Jeep Liberty       | 224314 |
| 114512 | 1998 | Lincoln Navigator  | J01844 |
| 114871 | 2000 | Mitsubishi Eclipse | 002741 |
| 115001 | 1993 | Nissan Altima      | 200341 |
| 114747 | 2011 | Nissan Sentra      | 634422 |
| 114893 | 2000 | Nissan Pathfinder  | 427573 |
| 114639 | 2006 | Saturn Vue         | 883600 |
| 115042 | 2007 | Pontiac G6         | 133234 |
| 114723 | 1998 | Subaru Forester    | 766564 |
| 114424 | 1998 | Subaru Legacy      | 638691 |
| 114731 | 2002 | Suzuki XL7         | 103849 |

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### NOTICE OF SALE

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

| YEAR/MAKE/MODEL            | VIN #         |
|----------------------------|---------------|
| <b>2003 SUBARU OUTBACK</b> | <b>613030</b> |
| <b>1997 FORD EXPLORER</b>  | <b>A61331</b> |
| <b>2005 BUICK LESABRE</b>  | <b>255197</b> |
| <b>1990 HONDA ACCORD</b>   | <b>030540</b> |
| <b>2001 FORD ESCAPE</b>    | <b>A94176</b> |
| <b>2010 LAND ROVER LR2</b> | <b>208426</b> |

1999 SUBARU LEGACY 261545  
2001 CHEVROLET ASTRO 112440  
1999 HONDA ACCORD 011583  
1995 NISSAN ALTIMA 196624  
1994 HONDA CIVIC 016813  
1997 HONDA ACCORD 015000  
2003 CHEVROLET IMPALA 432351  
2003 CADILLAC SEVILLE 257174  
2003 HYUNDAI ELANTRA 091082  
1998 ACURA 3.5 011098  
2007 CHEVROLET COBALT 100560  
1996 MAZDA B3000 M36017  
1990 GMC SIERRA 527015  
1998 SUBARU IMPREZA 809292  
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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
Case No. 2018PR31303  
In the Matter of the Estate of  
BRANDON SCHLICHT MORRIS aka BRANDON S. MORRIS  
aka BRANDON MORRIS, 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 12, 2019, or the claims may be forever barred.

DEBRA SCHLICHT MORRIS  
Co-Personal Representative  
2965 S. York Street  
Denver, CO80210

MICHAEL E. MORRIS  
Co-Personal Representative  
29671 Fairway Drive  
Evergreen, CO 80439  
JOHN A. BERMAN, Esq. Reg. No. 6695  
Attorney for the Co-Personal Representatives  
1900 Grant St., Suite 750  
Denver, CO 80203  
(303) 832-7645 phone  
(303) 832-1188 fax  
jab@jaberman.com email  
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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT  
TO §15-12-801, C.R.S.  
Case No. 2018PR31253  
In the Matter of the Estate of  
RONALD GEORGE RITZ, also known as RONALD G. RITZ,  
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 July 5, 2019, or the claims may be forever barred.

MARGARET A. CHRISTENSEN  
Personal Representative  
7605 So. Marshall Court  
Littleton, CO 80128

T. MICHAEL CARRINGTON, Esq. Atty. Reg. #: 1900  
Attorney for the Personal Representative

Law Offices of T. Michael Carrington, P.C.  
6855 So. Havana St., #600  
Centennial, CO80112  
Phone Number:303-804-5355  
FAX Number: 303-813-1122  
E-mail: mike@carringtonlaw.net  
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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO  
§15-12-801, C.R.S.**

**Case No. 2018PR31476**

**In the Matter of the Estate of**

**VONSELLA A. SCOTT aka VONSELLA SCOTT, 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 April 28, 2019, or the claims may be forever barred.

LINDA WARD

Personal Representative

7600 E. Arapahoe Road, Suite 300

Centennial, CO80112-1263

ALAN E. KARSH, Atty. Reg. #: 1620

Attorney for the Personal Representative

Karsh Fulton Gabler Joseph PC

1546 Cole Blvd., Bldg. 5, Ste. 100

Lakewood, CO 80401

Phone #: 303-759-9669

E-Mail: akarsh@karshfulton.com

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Second Publication: January 4, 2019  
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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO  
§15-12-801, C.R.S.**

**Case No. 2018PR31379**

**In the Matter of the Estate of**

**ZELDA COOK GREENE, AKA ZELDA C. GREENE, AKA  
ZELDA GREENE, 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 11, 2019, or the claims may be forever barred.

JOHN KELLY GREENE

Personal Representative

3799 South Glencoe Street

Denver, CO 80237

MARK H. BOSCOE, #11677

Attorney for the Personal Representative

Ryley Carlock & Applewhite

1700 Lincoln St., Ste. 3500

Denver, CO 80203

303-863-7500

303-595-3159 fax

mboscoe@rcalaw.com

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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO  
§15-12-801, C.R.S.  
Case No. 2018PR31484  
In the Matter of the Estate of  
HENRY R. SCHMOLL, 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 11, 2019, or the claims may be forever barred.

Law Offices of Bradley J. Frigon, LLC  
Personal Representative  
6500 South Quebec Street, Ste. 330  
Englewood, CO 80111

BRADLEY J. FRIGON, Esq. #27883

JOE HARTWIG, Esq. #46488

Attorneys for the Personal Representative

Law Offices of Bradley J. Frigon, LLC

6500 South Quebec Street, Suite 330

Englewood, CO 80111

Phone Number: (720) 200-4025

FAX Number: (720) 200-4026

E-mail: bfrigon@bjflaw.com

E-mail: jhartwig@bjflaw.com

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

**Case No. 2018PR31501  
In the Matter of the Estate of  
HALINA MILGROM, 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 13, 2019, or the claims may be forever barred.

HENRY MILGROM  
Personal Representative  
c/o HALL & EVANS, LLC  
1001 17th Street, Suite 300  
Denver, CO80202

JOYCE H. NAKAMURA, Esq. Atty. Reg. #: 13788

Attorney for the Personal Representative

HALL & EVANS, LLC

1001 17th Street, Suite 300

Denver, CO 80202

Phone Number: (303) 628-3300

FAX Number: 303-628-3368

E-mail: nakamuraj@hallevans.com

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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO  
§15-12-801, C.R.S.  
Case No. 2018PR31530  
In the Matter of the Estate of  
BURTON G. KAPLAN, 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 13, 2019, or the claims may be forever barred.

SHARON M. KAPLAN  
Personal Representative  
c/o Steven M. Weiser, Esq.  
Foster Graham Milstein & Calisher, LLP  
360 S. Garfield St., 6th Floor  
Denver, Colorado 80209

STEVEN M. WEISER, Esq. Atty. Reg. #: 27535  
Attorney for the Personal Representative  
Foster Graham Milstein & Calisher, LLP  
360 S. Garfield Street, 6th Floor  
Denver, Colorado 80209  
Phone Number: 303-333-9810  
FAX Number: 303-333-9786  
E-mail: sweiser@fostergraham.com  
First Publication: January 11, 2019  
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#### NOTICE OF SALE

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

#### YEAR/MAKE/MODEL VIN

1970 VOLKSWAGEN BUG 039679  
2003 HONDA CIVIC 623774

2011 GMC YUKON 213578  
2005 CHEVY 1500 117321  
2001 CHEVY MONTE CARLO 235253  
1989 ZEIMAN TRAILER 245445  
1998 HONDA PRELUDE 014988  
2005 VOLVO S40 048732  
2006 FORD F-650 304398  
1984 TOYOTA PK 047771  
2001 JEEP G/CHEROKEE 524957  
1980 CHEVROLET IMPALA 231334  
1997 HONDA CBR900RR 100671  
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DISTRICT COURT, DENVER COUNTY, STATE OF  
COLORADO

CIVIL ACTION NO. 2017CV034246, Division/Courtroom 424

#### COMBINED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

LOWRY COMMUNITY MASTER ASSOCIATION, INC.,  
Plaintiff,

v.

MICHAEL DOUGLAS MCGEE, WELLS FARGO BANK, NA,  
MAYFAIR RESIDENCE CONDOMINIUM ASSOCIATION,  
INC., THE SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT, MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC, CAPITAL ONE BANK,  
STATE OF COLORADO, DEPARTMENT OF REVENUE, MOJ  
SERVICING LLV and DEBRA JOHNSON AS PUBLIC  
TRUSTEE OF DENVER COUNTY, COLORADO, et al.  
Defendant(s).

Regarding: Unit A, Building 3, Mayfair Residence Condominiums, according to the Condominium Declaration Recorded April 8, 2003 at Reception No. 2003065021, And according to the Condominium Map recorded September 16, 2003 at Reception No. 2003194805, City and County of Denver, State of Colorado. Also known as: 209 Quebec Street #A, Denver, CO 80220-6152.

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 7TH, day of March 2019, 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 \$10,697.35.**

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 or the Consumer Financial Protection Bureau, P.O. Box 2900, Clinton, IA 52733-2900, 855-411-2372, <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.*,

City and 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 29, 2018, and C.R.S. 38-38-101 *et seq.* by LOWRY COMMUNITY MASTER ASSOCIATION, INC., the holder and current owner of a lien recorded on February 4, 2005 at 2005021225 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 Master Declaration of Covenants, Conditions and Restrictions for the Lowry Community recorded on June 23, 1997 at Rec. No. 9700080387 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 Lowry Community Master Association, Inc. against real property legally described as follows:

Unit A, Building 3, Mayfair Residence Condominiums, according to the Condominium Declaration Recorded April 8, 2003 at Reception No. 2003065021, And according to the Condominium Map recorded September 16, 2003 at Reception No. 2003194805, City and County of Denver, State of Colorado; And also known as: 209 Quebec Street #A. Denver, CO 80220-6152.

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 Kate M. Leason, Esq., Reg No. 41025, Altitude Community Law 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: December 12, 2018.

Patrick Firman, Sheriff  
City and County of Denver, Colorado  
By: Deputy Sheriff Sergeant Line  
First Publication: January 11, 2019  
Last Publication: February 8, 2019  
Published In: The Intermountain Jewish News

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

**Case No. 2018PR031506**

**In the Matter of the Estate of**

**CHARLES EDMUND DURHAM, JR. a/k/a CHARLES E. DURHAM, JR. a/k/a CHARLES DURHAM, JR. a/k/a CHUCK DURHAM, JR. a/k/a CHUCK DURHAM, 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 4, 2019, or the claims may be forever barred.

TIMOTHY C. DURHAM  
Personal Representative  
c/o James A. Littlepage, Esq.  
1777 S. Harrison Street, Suite 1500  
Denver, CO80210

JAMES A. LITTLEPAGE, Esq. Atty. Reg. #: 175  
Attorney for the Personal Representative  
1777 S. Harrison St., Ste. 1500  
Denver, CO80210  
Phone Number: 303-756-5808  
Fax Number:303-850-9004  
Email: jim@jameslittlepagelaw.com  
First Publication: January 4, 2019

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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO  
§15-12-801, C.R.S.  
Case No. 2018PR31481  
In the Matter of the Estate of  
BEULAH VIOLA WRIGHT a/k/a BEULAH V. WRIGHT a/k/a  
BEULAH WRIGHT, 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 11, 2019, or the claims may be forever barred.

PAUL HAROLD HINKLE  
Personal Representative  
c/o Miller & Law, PC  
1900 W. Littleton Blvd.  
Littleton, CO 80120

KEVIN E. THWING, Esq. Atty. Reg. #: 36113  
Attorney for the Personal Representative  
Miller & Law, P.C.  
1900 W. Littleton Boulevard  
Littleton, CO80120  
Phone Number: (303) 722-6500  
FAX Number:(303) 722-9270  
E-mail: ket@millerandlaw.com  
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