

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME  
Case No. 18C02331 Courtroom 170**

Public Notice is given on 12-14-18 that a Petition for a Change of Name of an Adult has been filed with the Denver County Court.

The Petition requests that the name of LUIS ARMANDO RANGEL JR. be changed to LUIS ARMANDO LARA.

By: Clerk of the Court

First Publication: December 21, 2018

Second Publication: December 28, 2018

Last Publication: January 4, 2019

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF  
COLORADO

CIVIL ACTION NO. 2018CV030755, Division/Courtroom 215

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

LOWRY COMMUNITY MASTER ASSOCIATION, INC.,  
Plaintiff,

v.

CLARK E. BOWMAN, CALIBER HOME LOANS, INC.,  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC., OFFICERS' ROW CONDOMINIUM ASSOCIATION, INC.  
and DEB JOHNSON AS PUBLIC TRUSTEE OF DENVER  
COUNTY, et al.

Defendant(s).

Regarding: Condominium Unit No. A-1007, Officers' Row  
Condominiums, according to the Condominium Map of  
Officers' Row Condominiums recorded on May 22, 2001 as  
Reception No. 201177578 and as defined by the  
Condominium Declaration of the Officers' ROW  
Condominiums recorded on May 2, 2001 as Reception No.

2001067529 in the office of the County Clerk and Recorder,  
City and County of Denver, State of Colorado. Together with  
the exclusive right to use the underground parking space Nos.  
U-10-19 and Storage Space No. S-1007 as Limited Common  
Elements

Also known as: 7525 E. 1st Pl. #1007, Denver, CO 80230

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 31st, day of January  
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 \$5,102.73.**

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.*,

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 1, 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 November 12, 2015 at 2015158752 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 of Covenants, conditions and Restrictions for the Lower Community recorded on June 23, 1997 at Rec. No. 9700080387 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 Lowry Community Master Association, Inc. against real property legally described as follows:

Condominium Unit No. A-1007, Officers' Row Condominiums, according to the Condominium Map of Officers' Row Condominiums recorded on May 22, 2001 as Reception No. 201177578 and as defined by the Condominium Declaration of the Officers' ROW Condominiums recorded on May 2, 2001 as Reception No. 2001067529 in the office of the County Clerk and Recorder, City and County of Denver, State of Colorado. Together with the exclusive right to use the underground parking space Nos. U-10-19 and Storage Space No. S-1007 as Limited Common Elements;

And also known as: 7525 E. 1st Pl. #1007, Denver, CO 80230  
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: November 5, 2018  
Patrick Firman, Sheriff  
City and County of Denver, Colorado  
By: Deputy Sheriff Sergeant Line  
First Publication: December 7, 2018  
Last Publication: January 4, 2019  
Published In: The Intermountain Jewish News

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

**Case No. 2018PR31450**

**In the Matter of the Estate of**

**ARNOLD R. SHERWOOD, aka ARNOLD SHERWOOD, aka ARNIE SHERWOOD, 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 21, 2019, or the claims may be forever barred.

RONALD VERNON SHERWOOD  
Personal Representative  
c/o Glatstein & O'Brien, LLP  
2696 So. Colorado Boulevard, Suite 350  
Denver, CO80222  
(303) 757-4342

M. CARL GLATSTEIN, Atty. Reg. #: 13738  
Attorney for the Personal Representative  
Glatstein & O'Brien LLP  
2696 S. Colorado Blvd., Suite 350

Denver, CO80222  
Tel.: 303-757-4342  
Fax: 303-757-4570  
E-mail: Carl@denverprobatelaw.com  
First Publication: December 21, 2018  
Second Publication: December 28, 2018  
Last Publication: January 4, 2019  
Published: Intermountain Jewish News

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

**Case No. 18PRO603**

**In the Matter of the Estate of**

**IRENE MARJORIE BAUER aka IRENE MARJORIE KLEINWEBER aka IRENE MARJORIE DeSILVA, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before May 1, 2019, or the claims may be forever barred.

DEANNA WOLFE  
Personal Representative  
6142 Moulton Court  
Castle Rock, CO80104  
Phone Number: 303-886-8010  
E-mail: Deanna@DeannaWolfe.com

First Publication: December 21, 2018  
Second Publication: December 28, 2018  
Last Publication: January 4, 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 **Colorado Auto Recovery, INC.**, 281 E. 55th Ave, Denver CO 80216, 720-400-9995.

**YEAR/MAKE/MODEL VIN #**

1993 HONDA DEL SOL 000859  
1994 ACURA INTEGRA 017238  
2000 CHEVROLET IMPALA 235530  
2006 BMW X5 Y41581  
2005 FORD EXPLORER A38852  
1995 FORD EXPLORER B33540  
2003 MERCURY GRAND MARQUIS 631781  
1999 FORD F150 A59392  
2005 FORD TAURUS 165847  
1994 FORD F150 B59587  
1996 FORD RANGER A31138  
1985 TOYOTA CELICA 008388  
2002 MITSUBISHI DIAMONTE 019320

Date of Publication: January 4, 2019  
Published: Intermountain Jewish News

**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  
First Publication: December 28, 2018  
Second Publication: January 4, 2019  
Last Publication: January 11, 2019  
Published: Intermountain Jewish News

**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

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**NOTICE OF SALE**

The following individuals are hereby notified that their vehicles are to be sold at Wyatt's, Lone Star, Boulder Valley Towing, and Klaus' Towing abandoned vehicle sale: Address: 5130 Brighton Boulevard, Denver, CO 80216, Phone: (303) 777-2448. \*\*Sale Date: **01/04/2019**:

<b>STOCK YEAR</b>	<b>MAKE/MODEL</b>	<b>VIN</b>
114173 1991	Acura 3.2TL	028251
114234 2000	Buick Century	197476
113773 1989	Cadillac SeVille	814409
114053 2002	Chevrolet K1500	254077
114048 2009	Chevrolet Impala	284672
113887 2005	Chevrolet Malibu	312806
113764 2001	Chevrolet Blazer	232601
113703 1996	Chevrolet Cavalier	907345
113641 1991	Chevrolet S10	212419
114058 2007	Chrysler Town & Country	192219
113854 2007	Chrysler 300C	698162
113778 2006	Chrysler 300M	118817
114161 2005	Dodge Grand Caravan	280971
114001 1999	Dodge Dakota	166682
113978 2001	Dodge Durango	638140
113864 1998	Dodge Intrepid	201590
113866 2004	Dodge Ram	254616
113751 2005	Dodge Durango	535911
113743 2008	Dodge Grand Caravan	174918
113732 2000	Dodge Dakota	698111
113671 1992	Dodge Dakota	623566
113662 2001	Dodge Dakota	214489

114288 2001	Ford Exploror	A45313
114215 1987	Ford Taurus	109364
114002 2003	Ford Ranger	A21290
113954 2002	Ford Escape	A06408
113861 2010	Ford F150	A62607
113851 1999	Ford Taurus	131529
113779 1994	Ford Exploror	C91783
113748 2003	Ford Escape	B02796
113664 2002	Ford Exploror	A66481
113627 2006	Ford F350	B31723
114238 2000	Homemade Trailer	xxxxxx
114302 1998	Honda Accord	097410
114274 2003	Honda Civic LX	573959
113860 1999	Honda Accord	055388
113776 1992	Honda Civic	017052
113803 2005	Hyundai Elantra	191665
113750 1998	Isuzu Trooper	909852
114139 1992	Jeep Cherokee	163104
114208 2014	Jonway YY150T-12	400346
114219 1990	Kawasaki Ninja	106909
114307 2007	Kia Sedona	159116
114119 2004	Kia Rio	288579
113886 2009	Kia Optima	359342
113994 1995	Lexus ES 300	102703
113929 2004	Mazda MPV	520363
113858 1997	Mazda 626	646251
113661 2003	Mitsubishi Outlander	105857
114220 2000	Nissan Sentra	315848
114210 2004	Nissan Xterra	613383
114199 1997	Nissan Pathfinder	166489
113872 1996	Nissan Pathfinder	055516
113853 1985	Nissan King Cab	010953



113670	2000	Nissan Xterra	552661
113597	2002	Nissan Maxima	413324
114223	2004	Pontiac Grand Am	634798
114198	2004	Pontiac Sunfire	224111
114142	2004	Pontiac Vibe	459741
113784	2011	Suzuki Kizashi	110362
113863	2016	Texoma Trailer	730606
114151	2008	Toyota Highlander	023700
114071	2005	Toyota Prius	010052
113759	1990	Toyota Corolla	130871
114212	2006	Volkswagen Passat	094658
114073	2002	Volkswagen Passat	176266
113777	2011	Volkswagen Golf	113152
113566	2012	Dodge 1500	261440

Date of Publication: January 4, 2019  
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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: **01/04/2019**:

<b>STOCK YEAR</b>	<b>MAKE/MODEL</b>	<b>VIN</b>
114308	2008 Jeep Gr Cherokee Laredo	201883
114405	1996 Nissan Altima	122906
114209	2017 Toyota Tacoma	098076
114321	1999 GMC Sonoma	509700
114295	1999 Ford Expedition	A39771
113457	2004 Chevrolet Cavalier	206574
114055	1995 Subaru Legacy	324403
114327	1993 Nissan Altima	218853
114216	2000 Toyota Camry	258471

114412	2001	Ford Focus	215987
113918	2004	Ford Taurus	127682
113668	1998	Acura 3	011784
113844	1991	Oldsmobile Cutlass Ciera	349196
114328	2008	Pontiac Grand Prix	159893
112818	2004	Pontiac Grand Prix	185694
113850	1991	Mazda 626	103472
114143	2002	Mercury Sable	616036
114195	1999	Dodge Durango	651654

Date of Publication: January 4, 2019  
Published: Intermountain Jewish News

**DISTRICT COURT, DENVER COUNTY, COLORADO**

1437 Bannock St.  
Denver, Colorado 80202  
(720) 865-8301  
NOAH J. ROSENKRANTZ,  
Plaintiff,  
v.  
CHRISTOPHER F. MAYO,  
Defendant.

Case No.: 2017CV34568  
Div./Ctrm.: 215

**NOTICE OF SALE**

Under a Decree of Foreclosure entered on October 26, 2018, in the above-captioned action, I am ordered to sell the following personal property:  
Christopher F. Mayo's interest in his 0.95 Class A Units and 5.43 Class B Units in Casimir-Quince, LLC  
I shall offer for public sale to the highest bidder for cash or certified funds, all the right, title and interest of the Defendants in said personal property on January 8th 2019 at 10:00 o'clock

a.m. on the front steps of the City and County Building located at 1437 Bannock Street, Denver, Colorado 80202. 720-865-9556 **BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS PAYABLE TO THE REGISTRY OF THE DENVER DISTRICT COURT.**

Judgment was entered against the judgment creditor on February 1, 2018 in the amount of \$464,200.27. Post-judgment interest accrues at a rate of 20% per year, compounded monthly from December 18, 2017. The judgment also includes attorney's fees and costs.

This Sheriff's Notice of Sale is signed this 26th day of December 2018.

Patrick Firman, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Havens

Attorneys for Plaintiff Noah J. Rosenkrantz:

Trevor G. Bartel, #40449

Benjamin W. Hudgens, #51476

Lewis Roca Rothgerber Christie LLP

1200 17th Street, Suite 3000

Denver, CO 80202

Tel.: 303.623.9000

tbartel@lrrc.com

bhudgens@lrrc.com

First Publication: December 28, 2018

Last Publication: January 4, 2019

Published: 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  
MONTROYA

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

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

**Case No. 2018PR31272**

**In the Matter of the Estate of**

**GERALDINE RAE HENSON aka GERALDINE R. HENSON,  
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 21, 2019, or the claims may be forever barred.

JOHN D. HENSON

Personal Representative

c/o Law Offices of Bradley J. Frigon

6500 S. Quebec St. Suite 330

Englewood, CO80111

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, CO80111

Phone Number:(720) 200-4025

FAX Number:(720) 200-4026  
E-mail: bfrigon@bjflaw.com  
E-mail: jhartwig@bjflaw.com  
First Publication: December 21, 2018  
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**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

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Published: 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  
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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.

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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

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jab@jaberman.com email

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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

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