

DISTRICT COURT, DENVER COUNTY, STATE OF
COLORADO
CIVIL ACTION NO. 2018CV030661, Division/Courtroom
275

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

SHADOW WOOD CONDOMINIUM ASSOCIATION,
INC.,

Plaintiff,

v.

JILL C. CLANCY, DITECH FINANCIAL LLC, A
DELAWARE LIMITED LIABILITY COMPANY,
CITIMORTGAGE, INC., MIDLAND FUNDING LLC and
DEBRA JOHNSON AS PUBLIC TRUSTEE OF DENVER
COUNTY, et al.

Defendant(s).

Regarding: Condominium Unit 101, Building No. E,
Shadow Wood Condominiums, in accordance with the
Declaration Recorded June 19, 1979, in Book 1939 at
Page 46, as amended by First Amendment to the
Condominium Declaration Recorded July 20, 1979, in
Book 1964 at Page 639, and as amended by First
Supplement to Condominium Declaration Recorded
September 12, 1980, in Book 2227 at Page 446, as Re-
Recorded December 5, 1980, in Book 2283 at Page 430,
and Condominium Map Recorded June 18, 1979, in
Condominium Plat Book 1224 and First Supplement to
Condominium Map Recorded September 12, 1980, in
Condominium Plat Book 17 at Page 76 of the Denver
County records, together with the exclusive right to use

the following limited common elements: Storage Space
E101, Parking Space 23, County of Denver, State of
Colorado. Also known as: 3141 S. Tamarac Dr. #E101,
Denver, CO 80231.

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 14th, day of March
2019, at the front steps of the City and County Building,
1437 Bannock Street, Denver, CO 80202. 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
\$14,594.88.**

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 30, 2018, and C.R.S. 38-38-101 *et seq.* by SHADOW WOOD CONDOMINIUM ASSOCIATION, INC., the holder and current owner of a lien recorded on February 12, 2016 at 2016018790 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 Amended and Restated Condominium Declaration for Shadow Wood Condominiums recorded on October 25, 2005 at 2005180877 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 Shadow Wood Condominium Association, Inc. against real property legally described as follows: Condominium Unit 101, Building No. E, Shadow Wood Condominiums, in accordance with the Declaration Recorded June 19, 1979, in Book 1939 at Page 46, as amended by First Amendment to the Condominium Declaration Recorded July 20, 1979, in Book 1964 at Page 639, and as

amended by First Supplement to Condominium Declaration Recorded September 12, 1980, in Book 2227 at Page 446, as Re-Recorded December 5, 1980, in Book 2283 at Page 430, and Condominium Map Recorded June 18, 1979, in Condominium Plat Book 1224 and First Supplement to Condominium Map Recorded September 12, 1980, in Condominium Plat Book 17 at Page 76 of the Denver County records, together with the exclusive right to use the following limited common elements: Storage Space E101, Parking Space 23, County of Denver, State of Colorado; And also known as: 3141 S. Tamarac Dr. #E101, Denver, CO 80231

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 19, 2018.

Patrick Firman, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

First Publication: January 18, 2019

Last Publication: February 15, 2019

Published In: The Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION Case No. 2018CV32373

Estate of JEAN MARIE MOTT, 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 Denver, County, Colorado, on or before June 1, 2019, or the claims may be forever barred.

VIRGINIA MCDUGALL

3430 S. Locust Street, Apt D

Denver, CO80222

CHRISTOPHER C. FELTON, Esq., #17796

First Publication: February 1, 2019

Second Publication: February 8, 2019

Last Publication: February 15, 2019

Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Case No. 19PR0052

In the Matter of the Estate of

KITTY PATRICIA RAUCHENBERGER aka KITTY P.

RAUCHENBERGER, 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 June 15, 2019, or the claims may be forever barred.

LEONA D. MOORE-STACKHOUSE

Personal Representative

201 Bay Ave.
Leonardo, NJ07737

First Publication: February 15, 2019
Second Publication: February 22, 2019
Last Publication: March 1, 2019
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF
COLORADO
CIVIL ACTION NO. 2018CV031692, Division/Courtroom
376

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
MASTER HOA FOR GREEN VALLEY RANCH,
Plaintiff,

v.

CHRISTINE D. TOLMICH, CARRINGTON MORTGAGE
SERVICES, LLC, SECRETARY OF HOUSING AND
URBAN DEVELOPMENT and DEBRA JOHNSON AS
PUBLIC TRUSTEE OF DENVER COUNTY, et al.
Defendant(s).

Regarding: Lot 19, Block 1, Green Valley Ranch Filing
No. 48, City and County of Denver, State of Colorado.
Also known as: 19859 E. 47th Drive
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 County of Denver, State of
Colorado at 10 O'clock .A.M., on the 14TH, 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
\$20,687.40.**

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 November 2, 2018, 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 April 26, 2011 at 2011045505 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 for Green Valley Ranch recorded on October 30, 1984 at 36850 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 Master HOA for Green Valley Ranch against real property legally described as follows: Lot 19, Block 1, Green Valley Ranch Filing No. 48, City and County of Denver, State of Colorado; And also known as: 19859 E. 47th Drive, 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 18, 2018.

Patrick Firman, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

First Publication: January 18, 2019
Last Publication: February 15, 2019
Published In: The Intermountain Jewish News

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

Case No. 19PR0027

**In the Matter of the Estate of
MARIA SOLEDAD MORALES aka SOLEDAD ALEMAN
MORLAES, 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 June 8, 2019, or the claims may be forever barred.

MARGARITA M. GUERRERO
Personal Representative
22 Via Placita
El Paso Tx 79927

First Publication: February 8, 2019
Second Publication: February 15, 2019
Last Publication: February 22, 2019
Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF
NAME**

**Case No. 18C02345
Div. Civil Courtroom 186**

Public Notice is given on 1-15-19 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 BENJAMIN KINKAKU KIKUMBA be changed to BENJAMIN KIKUMBA KINKAKU.

TERRIE LANGHAM, Clerk of the Court

First Publication: February 1, 2019
Second Publication: February 8, 2019
Last Publication: February 15, 2019
Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF
NAME**

Case No. 18C02345

Public Notice is given on 1-15-19 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver** Court.

The Petition requests that the name of ESPERANCE KINKAKU MATIABA be changed to ESPERANCE MATIBA KINKAKU.

Clerk of the Court

First Publication: February 1, 2019
Second Publication: February 8, 2019
Last Publication: February 15, 2019
Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF
NAME**

Case No. 18C02345

Public Notice is given on 1-15-19 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver** Court.

The Petition requests that the name of NATHANAEL KINKAKU MESA be changed to NATHANAEL MESA KINKAKU.

Clerk of the Court
First Publication: February 1, 2019
Second Publication: February 8, 2019
Last Publication: February 15, 2019
Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF
NAME**

Case No. 18C02345

Public Notice is given on 1-15-19 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver** Court.

The Petition requests that the name of NAOMI KINKAKU TSHIBWABWA be changed to NAOMI TSHIBWABWA KINKAKU.

Clerk of the Court
First Publication: February 1, 2019
Second Publication: February 8, 2019
Last Publication: February 15, 2019
Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF
NAME**

Case No. 18C02345

Public Notice is given on 1-15-19 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver** Court.

The Petition requests that the name of LEA KALUWA KALONDA be changed to LEA KALUWA KINKAKU.

Clerk of the Court
First Publication: February 1, 2019
Second Publication: February 8, 2019
Last Publication: February 15, 2019
Published: Intermountain Jewish News

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

Case No. 2018PR31497

In the Matter of the Estate of

**DOROTHY MARIE KIVETT AKA DOROTHY M. KIVETT
AKA DOROTHY KIVETT AKA DOT KIVETT, 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 June 1, 2019, or the claims may be forever barred.

SANDRA JAQUITH
Personal Representative
2770 Arapahoe Road, Suite 240-132
Lafayette, Colorado 80026

SANDRA JAQUITH, Atty. Reg. #: 12828
Attorney for the Estate
2770 Arapahoe Road, Suite 132-240
Lafayette, Colorado 80026

Phone Number:303-832-3707
E-mail: sjaquith@earthlink.net
First Publication: February 1, 2019
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Last Publication: February 15, 2019
Published: Intermountain Jewish News

E-mail: bmilligan@darlingmilligan.com
First Publication: February 1, 2019
Second Publication: February 8, 2019
Last Publication: February 15, 2019
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Case No. 2018PR31498
In the Matter of the Estate of
MARCILLE "MARCIE" G. RULA, 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 June 17, 2019, or the claims may be forever barred.

AARON AINBINDER
Personal Representative
c/o BRIAN D. MILLIGAN
Darling Milligan PC
1331 17th Street, Suite 800
Denver, CO80202

BRIAN D. MILLIGAN, Reg. No. 15159
Attorney for the Personal Representative
DARLING MILLIGAN PC
1331 17th Street, Suite 800
Denver, CO 80202
Phone Number:303.623.9133
FAx Number: 303.623.9129

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Case No. 2019PR30051
In the Matter of the Estate of
MARTIN TROTSKY, a/k/a MARTY TROTSKY,
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 June 1, 2019, or the claims may be forever barred.

JAMES STEVEN TROTSKY
Personal Representative
10 Buell Mansion Pkwy.
Englewood, CO 80113

DOUGLAS M. CAIN, Esq. Atty. Reg. #: 4479
Attorney for the Personal Representative
Sherman & Howard L.L.C.
633 Seventeenth Street, Ste. 3000
Denver, Colorado 80202
Phone Number: (303) 299-8122
FAX Number: (303) 298-0940
E-mail: dcain@shermanhoward.com
First Publication: February 1, 2019

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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Case No. 19PR29
In the Matter of the Estate of
CHRISTIAN JOSEPH MILES, 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 June 8, 2019, or the claims may be forever barred.

CHRIS MILES
Personal Representative
6451 Xavier Ct.
Arvada, CO80003
Phone Number: 720-560-1792
E-mail: milesautobody@yahoo.com

First Publication: February 8, 2019
Second Publication: February 15, 2019
Last Publication: February 22, 2019
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF
COLORADO
Court Address: 1437 Bannock Street
Denver, CO 80202
Court Phone: 720-865-8301

Plaintiff: JASMINE ASSOCIATION

v.

Defendants: VINCENT T LOMBARDI

Case No.: 2018CV033878

Div: 409

SUMMONS

THE PEOPLE OF THE STATE OF COLORADO TO THE
ABOVE-NAMED DEFENDANTS:

You are hereby summoned and required to appear and defend against the claims of Plaintiff, as set forth in 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 twenty-one (21) days after service upon you if within the State of Colorado, or within thirty-five (35) days after service upon you if outside the State of Colorado or if served by publication pursuant to C.R.C.P. 4(g). If served by publication, service shall be complete on the day of the last publication. Pursuant to 28 U.S.C. § 2410(b), the time for filing an Answer or other response is extended to sixty (60) days for the United States. 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 the time required, 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 affecting the real property described in the Complaint and is a proceeding *in rem* as well as a proceeding *in personam*.

Dated: October 10, 2018

ALTITUDE COMMUNITY LAW P.C.
Azra Taslimi, #44317
Jeffrey B. Smith, #40490
Attorneys for Plaintiff Jasmine Association
555 Zang Street, Suite 100
Lakewood, Colorado 80228-1011
303.432.9999

Address of Plaintiff:
Jasmine Association
c/o Colo. Property Mgmt Group (CPMG)
2620 S. Parker Road, Suite 105
Aurora, CO 80014
First Publication: February 8, 2019
Second Publication: February 15, 2019
Third Publication: February 22, 2019
Fourth Publication: March 1, 2019
Last Publication: March 8, 2019
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF
COLORADO

Court Address: 1437 Bannock Street
Denver, CO 80202

Court Phone: 720-865-8301

**Plaintiff: CLARKSON PARK HOMEOWNER'S
ASSOCIATION, INC.**

v.

**Defendants: MARCIE NIERNBERG CHILDRENS
TRUST**

Case No.: 2018CV034750

**Div: 409
SUMMONS**

THE PEOPLE OF THE STATE OF COLORADO TO THE
ABOVE-NAMED DEFENDANTS:

You are hereby summoned and required to appear and defend against the claims of Plaintiff, as set forth in 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 twenty-one (21) days after service upon you if within the State of Colorado, or within thirty-five (35) days after service upon you if outside the State of Colorado or if served by publication pursuant to C.R.C.P. 4(g). If served by publication, service shall be complete on the day of the last publication. Pursuant to 28 U.S.C. § 2410(b), the time for filing an Answer or other response is extended to sixty (60) days for the United States. 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 the time required, 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 affecting the real property described in the Complaint and is a proceeding *in rem* as well as a proceeding *in personam*.

Dated: _____

ALTITUDE COMMUNITY LAW P.C.

Kate M. Leason, #41025

Jeffrey B. Smith, #40490

ATTORNEYS FOR PLAINTIFF Clarkson Park
Homeowner's Association, Inc.
555 Zang Street, Suite 100
Lakewood, Colorado 80228-1011
303.432.9999

Address of Plaintiff:
Clarkson Park Homeowner's Association, Inc.
c/o A.C.C.U.
2140 South Holly Street
Denver, CO 80222
First Publication: February 8, 2019
Second Publication: February 15, 2019
Third Publication: February 22, 2019
Fourth Publication: March 1, 2019
Last Publication: March 8, 2019
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Case No. 18PR30166**

**In the Matter of the Estate of
ROBERT E. MARTIN, 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 February 15, 2019, or the claims may be forever barred.

JEAN B. MARTIN
Personal Representative
1601 Blake Street, Suite 310

Denver, CO 80202
AARON BURTON, Esq. Atty. Reg. #: 50865
Attorney for the Personal Representative
HACKSTAFF & SNOW, LLC
1601 Blake St., Ste. 310
Denver, CO 80202
Phone Number: 303-534-4317
FAX Number: 303-534-4309
E-mail: ab@hackstafflaw.com
First Publication: February 8, 2019
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Last Publication: February 22, 2019
Published: Intermountain Jewish News

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

Case No. 2019PR30105

**In the Matter of the Estate of
JACK HAROLD ZEROBNICK aka
JACK ZEROBNICK, 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 June 19, 2019, or the claims may be forever barred.

MICHAEL ZEROBNICK
Co-Personal Representative
252 S. Grape Street
Denver, CO 80246
RICHARD ZEROBNICK

Co-Personal Representative
955 Eudora St., #904
Denver, CO 80220
STEPHEN E. OXMAN, Esq. Atty. Reg. #: 5296
Attorney for the Personal Representative
Oxman & Oxman, P.C.
210 Clayton Street, Suite 1
Denver, CO80202
Phone No.: 303-321-3747
FAX No.: 303-388-6386
E-mail: stephen@oxmanandoxman.com
First Publication: February 8, 2019
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Last Publication: February 22, 2019
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Case No. 2018PR031522

In the Matter of the Estate of

SALLY C. BUJANDA aka CELIA BUJANDA, 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 June 15, 2019, or the claims may be forever barred.

NICK AVILA, Attorney at Law
Personal Representative
3031 West 38th Avenue
Denver, CO 80211

NICK AVILA, Atty. Reg., #: 33848
Attorney for the Personal Representative
3031 West 38th Avenue
Denver, CO80211
Phone Number:303-458-1981
Fax Number:303-458-1579
Email: nickavila1@msn.com
First Publication: February 15, 2019
Second Publication: February 22, 2019
Last Publication: March 1, 2019
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Case No. 19PR0034

In the Matter of the Estate of

JOHN DAVID POLEY, 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 June 15, 2019, or the claims may be forever barred.

MERCEDES POLEY
Personal Representative
1369 Osceola St.
Denver, CO80204

First Publication: February 15, 2019
Second Publication: February 22, 2019
Last Publication: March 1, 2019
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF
COLORADO

Court Address: 1437 Bannock Street
Denver, CO 80202

Court Phone: 720-865-8301

**Plaintiff: CLARKSON PARK HOMEOWNER'S
ASSOCIATION, INC.**

v.

Defendants: CLARKSON PARK, LLC

Case No.: 2018CV034739

Div: 424

SUMMONS

THE PEOPLE OF THE STATE OF COLORADO TO THE
ABOVE-NAMED DEFENDANTS:

You are hereby summoned and required to appear and defend against the claims of Plaintiff, as set forth in 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 twenty-one (21) days after service upon you if within the State of Colorado, or within thirty-five (35) days after service upon you if outside the State of Colorado or if served by publication pursuant to C.R.C.P. 4(g). If served by publication, service shall be complete on the day of the last publication. Pursuant to 28 U.S.C. § 2410(b), the time for filing an Answer or other response is extended to sixty (60) days for the United States. 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 the time required, 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 affecting the real property described in the Complaint and is a proceeding *in rem* as well as a proceeding *in personam*.

Dated: _____

ALTITUDE COMMUNITY LAW P.C.

Kate M. Leason, #41025

Jeffrey B. Smith, #40490

ATTORNEYS FOR PLAINTIFF Clarkson Park
Homeowner's Association, Inc.

555 Zang Street, Suite 100

Lakewood, Colorado 80228-1011

303.432.9999

Address of Plaintiff:

Clarkson Park Homeowner's Association, Inc.

c/o A.C.C.U.

2140 South Holly Street

Denver, CO 80222

First Publication: February 8, 2019

Second Publication: February 15, 2019

Third Publication: February 22, 2019

Fourth Publication: March 1, 2019

Last Publication: March 8, 2019

Published: Intermountain Jewish News

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

Case No. 19PR30049
In the Matter of the Estate of
JEFFREY E. NORDSTROM, also known as JEFFREY
EARL NORDSTROM, also known as JEFFREY
NORDSTROM, and also known as JEFF
NORDSTROM, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Douglas County, Colorado, on or before June 15, 2019, or the claims may be forever barred.

JESSICA LEANN SMITH
Personal Representative
69 North Random Road
Bailey, CO80421

FRANCIS J. EVANS, Esq. Atty. Reg. #: 8965
Attorney for the Personal Representative
5299 DTC Boulevard, Suite 750
Greenwood Village, CO80111
Phone Number: 303-773-1144
FAX Number: 303-773-2255
Email: frank@frankewvanslaw.com
First Publication: February 15, 2019
Second Publication: February 22, 2019
Last Publication: March 1, 2019
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF
COLORADO
Court Address: 1437 Bannock Street

Denver, CO 80202
Court Phone: 720-865-8301
Plaintiff: CLARKSON PARK HOMEOWNER'S
ASSOCIATION, INC.
v.
Defendants: CLARKSON PARK, LLC
Case No.: 2018CV034786
Div: 409
SUMMONS

THE PEOPLE OF THE STATE OF COLORADO TO THE
ABOVE-NAMED DEFENDANTS:

You are hereby summoned and required to appear and defend against the claims of Plaintiff, as set forth in 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 twenty-one (21) days after service upon you if within the State of Colorado, or within thirty-five (35) days after service upon you if outside the State of Colorado or if served by publication pursuant to C.R.C.P. 4(g). If served by publication, service shall be complete on the day of the last publication. Pursuant to 28 U.S.C. § 2410(b), the time for filing an Answer or other response is extended to sixty (60) days for the United States. 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 the time required, 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 affecting the real property described in the Complaint and is a proceeding *in rem* as well as a proceeding *in personam*.

Dated: _____

ALTITUDE COMMUNITY LAW P.C.
Kate M. Leason, #41025
Jeffrey B. Smith, #40490
ATTORNEYS FOR PLAINTIFF Clarkson Park
Homeowner's Association, Inc.
Altitude Community Law P.C.
555 Zang Street, Suite 100
Lakewood, Colorado 80228-1011
303.432.9999
E-mails: kleason@altitude.law
jsmith@altitude.law

Address of Plaintiff:

Clarkson Park Homeowner's Association, Inc.
c/o A.C.C.U.

2140 South Holly Street
Denver, CO 80222

First Publication: February 8, 2019

Second Publication: February 15, 2019

Third Publication: February 22, 2019

Fourth Publication: March 1, 2019

Last Publication: March 8, 2019

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF
COLORADO

Court Address: 1437 Bannock Street

Denver, CO 80202

Court Phone: 720-865-8301

**Plaintiff: CLARKSON PARK HOMEOWNER'S
ASSOCIATION, INC.**

v.

Defendants: CLARKSON PARK, LLC

Case No.: 2018CV034785

Div: 376

SUMMONS

THE PEOPLE OF THE STATE OF COLORADO TO THE
ABOVE-NAMED DEFENDANTS:

You are hereby summoned and required to appear and defend against the claims of Plaintiff, as set forth in 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 twenty-one (21) days after service upon you if within the State of Colorado, or within thirty-five (35) days after service upon you if outside the State of Colorado or if served by publication pursuant to C.R.C.P. 4(g). If served by publication, service shall be complete on the day of the last publication. Pursuant to 28 U.S.C. § 2410(b), the time for filing an Answer or other response is extended to sixty (60) days for the United States. 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 the time required, 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 affecting the real property described in the Complaint and is a proceeding *in rem* as well as a proceeding *in personam*.

Dated: _____

ALTITUDE COMMUNITY LAW P.C.
Kate M. Leason, #41025
Jeffrey B. Smith, #40490
ATTORNEYS FOR PLAINTIFF Clarkson Park
Homeowner's Association, Inc.
555 Zang Street, Suite 100
Lakewood, Colorado 80228-1011
303.432.9999
E-mails: kleason@altitude.law
jsmith@altitude.law

Address of Plaintiff:

Clarkson Park Homeowner's Association, Inc.
c/o A.C.C.U.
2140 South Holly Street
Denver, CO 80222

First Publication: February 8, 2019

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Fourth Publication: March 1, 2019

Last Publication: March 8, 2019

Published: 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: **02/15/2019**:

STOCK VIN	YEAR	MAKE/MODEL
1175002004		Acura TL 035013
1176232000		Cadillac Escalade 192690
1177481985		Chevrolet S10 272460
1177372007		Chevrolet Aveo 787226
1176371997		Chevrolet Cavalier 152872
1180102005		Chrysler Sebring 652164
1177622002		Chrysler PT Cruiser 206035
1175132000		Chrysler Cirrus 278209
1175792002		Dodge Stratus SE 135712
1175392002		Dodge Grand Caravan 653442
1175202000		Dodge Dakota 574416
1176422000		Dutton V-5 XXXXXX
1177182017		EZ GO GOLF CART 283461
1180362004		Ford Taurus 168937
1180152000		Ford Focus 126399
1178812016		Ford Fusion 144902
1178351991		Ford F150 A72200
1177712006		Ford Mustang 197811
1177101988		Ford Bronco A77059
1174972005		Ford Freestar A24136
1180461992		GMC Sierra 528701
1178572010		Hyundai Accent 185083
1176341986		KIT Trailer 265003
1179231999		Lexus RX300 048709
1176392002		Lexus IS 300 053311
1177861988		Mazda 626 529639

1176352004	Mazda Tribute	M13843	
1178061999	Nissan Altima	145063	
1177132006	Nissan Altima	378199	
1177472002	Pontiac Sunfire	177663	
1180042005	Subaru Impreza	502941	
1177872008	Suzuki SX4 104806		
1177412004	Suzuki Verona	115659	
1180062016	TOP HAT IND.	Dump Trailer	
155416			
1177361998	Toyota Corolla	077658	
1175371993	Toyota Corolla	097770	
1176112010	Volkswagen GTI	308852	
1175042001	Volkswagen Jetta	152501	
1176472003	Volvo XC70097203		

Date of Publication: February 15, 2019
Published: Intermountain Jewish News

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: 02/15/2019:

STOCK VIN	YEAR	MAKE/MODEL
1178332001	Audi A4	132192
1175401997	Buick Lesabre	476744
1181101999	Cadillac Seville	902668
1175412000	Dodge Neon	864442
1177312004	Dodge Neon	542435

1177212011	Ford Econoline	A47661
1176401975	Ford F250	W61808
1176442005	Honda Accord	014525
1177271981	Honda XL500S MC	205095
1178222006	Hyundai Sonata	117505
1179952003	Hyundai Tiburon	102496
1181181995	Infiniti G20	519060
1177442002	Jeep Grand Cherokee	194787
1176172006	Nissan Sentra	510802
1179891992	Pontiac Transport	213313
1178541999	Saab 9.3S	001807
1180012002	Saturn SL	251439
1181031994	Saturn SC2	297075
1177821998	Subaru Forester	765900
1180032004	Toyota Highlander	051163

Date of Publication: February 15, 2019
Published: 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 #
1998 JEEP GRAND CHEROKEE	221665
2001 ACURA CL	029724
1997 TOYOTA AVALON	171270
2002 VOLVO S60	101559
2018 CHEVROLET CRUZ	238369
1996 HONDA ACCORD	300216
1996 TOYOTA COROLLA	359837

2000 BUICK REGAL 309763
2008 JEEP GRAND CHEROKEE 119283
2005 HONDA ODYSSEY 121134
2007 BMW Z4 W73400

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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, LLC**, abandoned vehicle sale: Address: 9339 E. 96th Ave, Henderson, CO 80640, Phone: 303-859-5522.

YEAR/MAKE/MODEL	VIN
2000 Texas Bragg Trailer 5x12P	000986
1967 Ford Mustang	152614
1970 Plymouth Road Runner	186922
1970 Plymouth Road Runner	143862
1968 Chevrolet Impala	274815
2002 Chevrolet Cavalier	367202
2006 Harley Davidson FLHRCI	663618
1997 Honda CBR900RR	100671
2002 Buick Park Ave	234349
1999 Plymouth Voyager	581757

Date of Publication: February 15, 2019
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NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **TOWING DONE**

RIGHT, LLC, PUC: T-04884, Address: 5056 E. 48th Avenue, Denver, CO 80216, Phone: 800-TOW-4805.

Year/Make/Model	Vin #
2017 Dodge	1500682984
2007 Mercury Milan	656234
1998 Chevrolet Astro	159007
2005 Pontiac G6	115792
2012 Toyota Rav	4194693
2017 Mitsubishi	035266

Date of Publication: February 15, 2019
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NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.

Case No. 2019PR30022

**In the Matter of the Estate of
DAVID E. MILES, 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 June 15, 2019, or the claims may be forever barred.

PAULA A. SCHUMANN
Personal Representative
4203 W. Radcliff Ave.
Denver, CO 80236

ANTHONY J. STURNIOLO, Esq. Atty. Reg. #: 8491
Attorney for the Personal Representative
Sturniolo & Associates
5353 W. Dartmouth Ave., Ste 202

Denver, CO 80227
Phone Number: 303-831-4400
FAX Number: 303-989-5235
E-mail: tonysturniolo@aol.com
First Publication: February 15, 2019
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Last Publication: March 1, 2019
Published: Intermountain Jewish News

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

1437 Bannock Street
Denver, Colorado 80202

Tel: (720) 864-7800

SHERIFF'S NOTICE OF SALE

Case Number: 2017CV439

Div. 209 Ctrm.

Plaintiff: KCP Servicing, LLC

v.

Defendant: VERONICA N. GARCIA

Under a Judgment that entered November 30, 2017, I am
selling certain real property, as follows:

Original Judgment Creditor: KCP Servicing, LLC

Judgment Debtor: Veronica N. Garcia

Current Judgment Creditor: KCP Servicing, LLC

Date of Judgment: November 30, 2017

Date of Recording of Judgment: January 4, 2018

County of Recording: Denver County, Colorado

Recording Information: Reception No. 2018001435

Original Judgment Amount: \$50,200.14

Outstanding Judgment Amount as of the date hereof:
\$57,698.27

Legal description of property to be foreclosed
LOTS 1 AND 2, EXCEPT THE REAR 8 FEET OF SAID
LOTS, BLOCK 3, PLEASANT HILL, CITY AND COUNTY
OF DENVER, STATE OF COLORADO. Common
description of property to be foreclosed. 1259 Utica
Street, Denver, Colorado 80204

THE PROPERTY TO BE SOLD AND DESCRIBED
HEREIN IS ALL OF THE PROPERTY CURRENTLY
ENCUMBERED BY THE LIEN OF THE JUDGMENT.
**THE LIEN BEING FORECLOSED MAY NOT BE A
FIRST LIEN.**

The Judgment remains unsatisfied and judgment holder
is enforcing its remedies under law including, without
limitation, levy, execution and sale of the property.
IF YOU BELIEVE THAT A LENDER OR SERVICER HAS
VIOLATED THE REQUIREMENTS FOR A SINGLE
POINT OF CONTACT PURSUANT TO § 38-38-103.1,
C.R.S., OR THE PROHIBITION ON DUAL TRACKING
PURSUANT TO § 38-38-103.2, C.R.S., YOU MAY FILE A
COMPLAINT WITH THE COLORADO ATTORNEY
GENERAL, THE CFPB, OR BOTH, BUT THE FILING OF
A COMPLAINT WILL NOT STOP THE FORECLOSURE
PROCESS.

CONTACT INFORMATION FOR THE COLORADO
ATTORNEY GENERAL: Colorado Department of Law,
Ralph L. Carr Judicial Building, 1300 Broadway, 10th
Floor, Denver, Colorado 80203, Telephone: (720) 508-
6000, Facsimile: (720) 508-6030.

CONTACT INFORMATION FOR THE CFPB: Consumer Financial Protection Bureau, P.O. Box 2900, Clinton, Iowa 52733-2900, Telephone (855) 411-2372, Facsimile: (855) 237-2392

NOTICE OF SALE

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10:00 o'clock A.M., on Thursday, April 11, 2019, on the front steps of the City and County Building, 1437 Bannock Street, Denver, Colorado 80202, sell to the highest and best bidder, the said real property described above, and all interest of said Judgment Debtor and the heirs and assigns of said Judgment Debtor therein, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS TO COVER THEIR HIGHEST BID AT TIME OF SALE. CERTIFIED FUNDS ARE PAYABLE TO THE REGISTRY OF THE DENVER DISTRICT COURT

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY

OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS ARE ATTACHED HERETO.

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.

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

Aaron J. Conrardy, #40030, Lacey S. Bryan, #51908, Wadsworth Warner Conrardy, P.C., 2580 West Main Street, Suite 200, Littleton, Colorado 80120, telephone: (303) 296-1999.

Attached hereto are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and may create a personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure proceeding.

INTENT to cure or redeem, as provided by the aforementioned laws, must be directed to or conducted at the Denver Sheriff's Department, 201 West Colfax Avenue, First Floor Atrium, Denver, Colorado 80202.

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

This Sheriff's Notice of Sale is signed January 16, 2019.
Patrick Firman, Sheriff
City and County of Denver, Colorado

Intermountain Jewish News
Legal Notices, February 15, 2019

www.ijn.com/legal-notices
For originals (print version), contact (303) 861-2234

By: Deputy Sheriff Sergeant Line
First Publication: February 15, 2019
Last Publication: March 15, 2019
Published: Intermountain Jewish News