

**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

**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

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
Second Publication: February 15, 2019
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, CO 80202
Phone No.: 303-321-3747
FAX No.: 303-388-6386
E-mail: stephen@oxmanandoxman.com
First Publication: February 8, 2019
Second Publication: February 15, 2019
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, CO 80211
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. 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: 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
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 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 #
1996 HONDA ACCORD	112459
2013 NISSAN JUKE	230412
1998 HONDA PASSPORT	400397
1995 FORD ESCORT	375798
1998 FORD RANGER	B45337
1989 HONDA CIVIC	052864
2004 HONDA CIVIC	029192
1996 HONDA ACCORD	216365

Date of Publication: February 22, 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

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Case No. 2019PR30135
In the Matter of the Estate of
WALTER ATKINSON aka WALTER G. ATKINSON,
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 22, 2019, or the claims may be forever barred.

BARBARA BEASLEY

Personal Representative
1215 N. Kestrel Lane, Apartment 102
Louisville, CO80027
303-505-2089

CURT RAUTENSTRAUS, Atty. Reg. #: 2602
Attorney for the Personal Representative
Rautenstrauss & Joss PC
824 Pine Street
Louisville, Colorado 80027
Phone Number: 303-666-8576
FAX Number: 303-666-5724
E-mail: rjlaw@qwestoffice.net
First Publication: February 22, 2019
Second 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. 2019PR30061
In the Matter of the Estate of
TEODORA SALAZAR a/k/a DORA SALAZAR,
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 July 16, 2019, or the claims may be forever barred.

JAMES L. SALAZAR
Personal Representative

8857 Eaton St.
Arvada, CO 80003
TYLER MURRAY, #41277
MICHELLE MCCARTHY #44525
Attorneys for the Personal Representative
Gantenbein Law Firm, LLC
POBox 777
Wheat Ridge, CO 80034
Telephone: 720-432-5619
Facsimilie: 303-872-6649
Email: michelle@gantenbeinlaw.com
First Publication: February 22, 2019
Second Publication: March 1, 2019
Last Publication: March 8, 2019
Published: Intermountain Jewish News

Personal Representative
6361 S. Patsburg Court
Aurora, Colorado 80016
KATHLEEN M. JOHNSON, Esq. Atty. Reg. #: 39585
Attorney for the Personal Representative
SHERMAN & HOWARD L.L.C.
633 Seventeenth Street, Ste. 3000
Denver, Colorado 80202
Phone Number:(303) 299-8316
FAX Number: (303) 298-0940
E-mail: kjohnson@shermanhoward.com
First Publication: February 22, 2019
Second 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. 2019PR30023

In the Matter of the Estate of

**JOHN D. SMILLEY, a/k/a JOHN D. SMILLEY, SR., a/k/a
JOHN DENNIS SMILLEY, SR. a/k/a JOHN D.
SMELLEY, and a/k/a JOHN DENNIS SMELLEY,
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 22, 2019, or the claims may be forever barred.

JOHN D. SMILLEY, JR.

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

Case No. 19C02013

Courtroom 186

Public Notice is given on 2-12-19 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver County** Court.

The Petition requests that the name of JAAFAR MURTADHA ALGHARRAWI be changed to JAAFAR DAN YOUSIF.

Clerk of the Court

First Publication: February 22, 2019

Second Publication: March 1, 2019

Last Publication: March 8, 2019

Published: Intermountain Jewish News

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

**Case No. 19C02013
Courtroom 186**

Public Notice is given on 2-12-19 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver County** Court.

The Petition requests that the name of ALI MURTADHA ALGHARRAWI be changed to ALI DAN YOUSIF.

Clerk of the Court

First Publication: February 22, 2019

Second Publication: March 1, 2019

Last Publication: March 8, 2019

Published: Intermountain Jewish News

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

**Case No. 19C02013
Courtroom 186**

Public Notice is given on 2-12-19 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver County** Court.

The Petition requests that the name of MOJTABA MURTADHA AL GHARRAWI be changed to MOJTABA DAN YOUSIF.

Clerk of the Court

First Publication: February 22, 2019

Second Publication: March 1, 2019

Last Publication: March 8, 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

By: Deputy Sheriff Sergeant Line

First Publication: February 15, 2019

Last Publication: March 15, 2019

Published: Intermountain Jewish News

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

Case No. 2019PR30085

**In the Matter of the Estate of
PHILIP CLAIR TROWE aka PHILIP C. TROWE aka
PHILIP C. TROW aka PHIL C. TROWE aka PHIL
TROWE, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Jefferson County Probate Court of the County of Jefferson, Colorado, on or before June 27, 2019, or the claims may be forever barred.

DONNA DOESECKLE

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

E-mail: bmilligan@darlingmilligan.com

First Publication: February 22, 2019

Second Publication: March 1, 2019

Last Publication: March 8, 2019

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF
COLORADO
CIVIL ACTION NO. 2016CV032077, Division/Courtroom
368

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

v.

JACKQUILINE A. CARRIERE, PNC FINANCIAL
SERVICES GROUP, INC. AS SUCCESSOR IN
INTEREST TO NATIONAL CITY MORTGAGE, A
DIVISION OF NATIONAL CITY BANK, PRIME
ACCEPTANCE CORP. and DEBRA JOHNSON, AS
PUBLIC TRUSTEE OF DENVER COUNTY, et al.
Defendant(s).

Regarding: LOT 3, BLOCK 4, GREEN VALLEY RANCH
FILING NO. 4, CITY AND COUNTY OF DENVER, STATE
OF COLORADO. Also known as: 4445 Genoa St.,
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 18TH day
of April 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 \$15,906.12.**

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 February 27, 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 September 17, 2012 at 2012125891

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 Declaration of Master HOA 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 3, BLOCK 4, GREEN VALLEY RANCH FILING NO. 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO.; And also known as: 4445 Genoa St., 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. 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: January 23, 2019

Patrick Firman, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

First Publication: 2/22/19

Last Publication: 3/22/19

Published: Intermountain Jewish News

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

Case No. 19PR30191

In the Matter of the Estate of

**NICOLAS ALVARADO ESPARZA, aka NICOLAS
ALVARADO, aka NICOLAS ESPARZA, 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 22, 2019, or the claims may be forever barred.

NICK AVILA, Attorney at Law
Personal Representative
3031 West 38th Avenue
Denver, CO80211

NICK AVILA, Atty. Reg. #: 33848
Attorneys 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 22, 2019
Second 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: **02/22/2019**:

STOCK VIN	YEAR	MAKE/MODEL
1182211999		Audi A6 105156
1183202003		Buick LeSabre 124131
1184932000		Chevrolet Impala 217146
1182991991		Chevrolet S10 247876
1182511996		Chevrolet Monte Carlo 274545
1181991999		Chevrolet Venture 248713
1181241996		Chevrolet Blazer 165861
1182162006		Chrysler Pacifica 674812
1183161990 B24099		Coleman Pop Up Camper
1187062001		Dodge Durango 616960
1186321999		Dodge Grand Caravan 887204
1185391998		Dodge Stratus 189673
1183332004		Dodge Durango 146848
1186622007		Ford Expedition A16076
1186501999		Ford Ranger A92163
1185822001		Ford Expedition A53433
1184302001		Ford Windstar B74648
1184002005		Ford F150 D45585
1183212000		Ford F150 B27156
1183321976		Ford Custom Camper B09263
1182412008		Ford Focus 255120
1181732001		Ford Taurus151246
1181652000		Ford Taurus180139
1181542004		Ford Escape B37871

1180951991	Ford Aerostar	A26718
1180692002	Ford Explorer	B24195
1179311997	Ford Expedition	A53548
1180672009	GMC Acadia	197656
1186741999	Honda Accord	058677
1184812000	Honda Accord	018322
1184372004	Honda Accord	059976
1183872005	Honda Pilot	529196
1182291983	Honda VT750	003499
1182022012	Hyosung GT250-R	700622
1187482007	Hyundai Elantra	024944
1186552016	Hyundai Sonata	291018
1186082009	Hyundai Accent	359784
1181132001	Hyundai Tiburon	253082
1180922002	Hyundai Elantra	373161
1187421995	Isuzu Rodeo	315995
1183601995	Isuzu Rodeo	344110
1184822006	Jaguar S-TYPE	N59205
1187441999	Jeep Cherokee	629661
1181051998	Jeep Grand Cherokee	291415
1180932007	Jeep Compass	428058
1185381992	Lexus SC 400	012862
1183352002	Mazda Tribute	M51895
1187401998	Mercury Villager	J33771
1186222004	Mitsubishi Eclipse	049284
1181252003	Mitsubishi Eclipse	131154
1187432002	Nissan Maxima	302257
1186801993	Nissan Maxima	127084
1184562012	Nissan Frontier	433311
1184502002	Nissan Maxima	312906

1183542003	Nissan Altima	282194
1182772009	Nissan Maxima	816218
1182282006	Nissan Murano	507383
1181682002	Nissan Pathfinder	707365
1184722000	Pontiac Grand Am	549698
1183341999	Pontiac Grand Prix	311671
1185871996	Saturn SL2	393424
1180942003	Saturn Vue	822364
1181112005	Scion TC	11938
1186112007	Subaru Forester	702243
1184281997	Subaru Impreza	819047
1184242002	Subaru Legacy	207623
1183311999	Subaru Legacy	606115
1185631999	Toyota Camry	171440
1184851994	Toyota Corolla	177117
1182301994	Toyota Camry	457936
1182351994	Toyota Short Bed	187423
1186631996	Trailer Trailer	NA
1183032002	Volkswagen Beetle	447791
1182142013	Volkswagen Jetta	363813
1182002000	Volkswagen Jetta	136846
1181142002	Volkswagen Passat	133682
1186662009	Yamaha YZFR1	3323
1186571982	Yamaha XV920	15945
1183902008	Yamaha YZF-R6S	37342

Date of Publication: February 22, 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: **02/22/2019:

STOCK VIN	YEAR	MAKE/MODEL
1183372005		Acura TL 041111
1183391992		BMW 735 I B69491
1185741994		Chevrolet Corsica 303547
1183112001		Chrysler PT Cruiser 603415
1187112007		Chrysler Pacifica 224217
1185762000		Dodge Stratus 237988
1183092006		Dodge Stratus 158112
1182252009		Ford Escape C99772
1184201997		Ford Explorer B31284
1187761988		Ford Escort Pony 279757
1186691998		Ford Escort 158386
1187592003		Ford Taurus146817
1184132001		Honda Accord 006106
1186591997		Honda Accord 140807
1182092004		Honda Pilot 564798
1186681995		Jeep Cherokee 583014
1184122006		Kia Rio 119681
1187752006		Kia New Spectra 285965
1187531998		Lexus ES 300 014875
1186731997		Mazda 626 665916
1184871999		Mazda 626 838425
1187802007		Nissan Versa 350491
1187812007		Nissan Xterra 529731

1184231996 Pontiac Grand Am 760965
1183101998 Subaru Legacy 310369
Date of Publication: February 22, 2019
Published: Intermountain Jewish News

**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
Second Publication: February 22, 2019
Last Publication: March 1, 2019

Intermountain Jewish News
Legal Notices, February 22, 2019

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Published: Intermountain Jewish News