

DISTRICT COURT, DENVER COUNTY, STATE OF  
COLORADO  
CIVIL ACTION NO. 18CV032769

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

Woodside Village Condominium Association, Inc., a  
Colorado nonprofit corporation,  
Plaintiff,  
v.

Marjorie Lynn Garrett; Carrington Mortgage Services  
LLC; Deb Johnson, as City and County of Denver Public  
Trustee  
Defendant(s)

Condominium Unit No. 103, Building No. 10 Woodside  
Village Condominiums, in accordance with the  
Declaration recorded August 17, 1981 in Book 2434 at  
Page 10, and Amendment recorded October 20, 1981 in  
Book 2470 at Page 65 and Second Amendment recorded  
January 25, 1982 in Book 2522 at Page 541 and Third  
Amendment recorded March 26, 1982 in Book 2557 at  
Page 151 and First Amendment to Third Supplement  
recorded August 13, 1982 in Book 2637 at Page 238,  
and First Amendment to Condominium Declaration, of  
Woodside Village Condominiums recorded April 26, 1982  
in Book 2572 at Page 547 and Fourth Amendment to  
Condominium Declaration recorded September 10, 1982  
in Book 2652 at Page 597, and Condominium Map  
recorded August 17, 1981, in Book 20 at Page 11 and  
First Supplement to the Condominium Map of Woodside  
Village Condominiums recorded October 20, 1981 in

Book 20 at Page 41, and First Amendment the First  
Supplement to the Condominium Map of Woodside  
Village Condominiums recorded April 14, 1982 in Book  
21 at Page 45 and Second Supplement to the  
Condominium Map of Woodside Village Condominiums  
recorded January 25, 1982 in Book 21 at Pages 1~3, and  
Third Supplement to the Condominium Map of Woodside  
Village Condominiums recorded March 26, 1982 in Book  
20 at Pages 100-102, and Fourth Supplement to  
Condominium Map recorded September 10, 1982 in  
Book 22 at Pages 59-61, of the Denver County,  
Colorado, Records, Together with the exclusive right to  
use the following Limited Common Elements: Parking  
Space No. 38 and/or Garage Space No. N/A, City and  
County of Denver, State of Colorado.

Also known as: 8335 Fairmount Drive #10-103, Denver,  
CO 80247-1130

TO THE ABOVE NAMED DEFENDANTS or JUDGMENT  
DEBTORS, 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 10:00 am, on the 16TH day of May, 2019 on  
the front steps of the Denver City and County Building  
located at 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.

For the purposes of paying off, curing the default, or redemption as provided by statute, intent must be directed to or conducted at the DENVER SHERIFF DEPARTMENT, 201 West Colfax Ave., Denver, CO, 80202, County of Denver, State of Colorado.

**PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY.**

**Judgment is in the amount of \$6,522.98.  
BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS PAYABLE TO THE REGISTRY OF THE DENVER DISTRICT COURT.**

**Attorney for Woodside Village Condominium Association, Inc.**

**WesternLaw Group LLC  
Angela Hopkins, #48868  
9351 Grant Street #120  
Thornton, CO 80229  
angela@westernlawgroup.com**

**NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM**

Re: Sheriff Sale of Real Property under Decree of Foreclosure, pursuant to Court Order and C.R.S. 38-38-101 et seq.

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to Court Order dated October 22, 2018, and C.R.S. 38-38-101 et seq. by Woodside Village Condominium Association, Inc., a Colorado nonprofit corporation, the holder and current owner of a lien

recorded on December 29, 2016 at Reception Number 2016182342 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The foreclosure is based on a default under the Declaration of Covenants, Conditions and Restrictions of Cornerstone Townhomes, recorded on August 17, 1981 at Book 2434, Page 10 of the Denver County Clerk and Recorder's office, and all supplements thereto (hereinafter referred to as the "Declaration"). The Declaration and notices, as recorded, establish a lien for the benefit of Cornerstone Homeowners Association, Inc., **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS**, legally described as follows, to wit:

Condominium Unit No. 103, Building No. 10 Woodside Village Condominiums, in accordance with the Declaration recorded August 17, 1981 in Book 2434 at Page 10, and Amendment recorded October 20, 1981 in Book 2470 at Page 65 and Second Amendment recorded January 25, 1982 in Book 2522 at Page 541 and Third Amendment recorded March 26, 1982 in Book 2557 at Page 151 and First Amendment to Third Supplement recorded August 13, 1982 in Book 2637 at Page 238, and First Amendment to Condominium Declaration, of Woodside Village Condominiums recorded April 26, 1982 in Book 2572 at Page 547 and Fourth Amendment to Condominium Declaration recorded September 10, 1982 in Book 2652 at Page 597, and Condominium Map recorded August 17, 1981, in Book 20 at Page 11 and First Supplement to the Condominium Map of Woodside

Village Condominiums recorded October 20, 1981 in Book 20 at Page 41, and First Amendment the First Supplement to the Condominium Map of Woodside Village Condominiums recorded April 14, 1982 in Book 21 at Page 45 and Second Supplement to the Condominium Map of Woodside Village Condominiums recorded January 25, 1982 in Book 21 at Pages 1~3, and Third Supplement to the Condominium Map of Woodside Village Condominiums recorded March 26, 1982 in Book 20 at Pages 100-102, and Fourth Supplement to Condominium Map recorded September 10, 1982 in Book 22 at Pages 59-61, of the Denver County, Colorado, Records, Together with the exclusive right to use the following Limited Common Elements: Parking Space No. 38 and/or Garage Space No. N/A, City and County of Denver, State of Colorado.

Also known as: 8335 Fairmount Drive #10-103, Denver, CO 80247-1130

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. **IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.** In this regard, you may desire and are advised to consult with your own private attorney. 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 Sheriff Department, located at 201 West Colfax Ave., Denver, CO, 80202, County of Denver, State of Colorado.

You are advised that, the parties liable thereon Marjorie Lynn Garrett; Carrington Mortgage Services LLC; Deb Johnson, as City and County of Denver Public Trustee, the owners of the property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto.

In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights; therefore, you should read and review all the applicable statutes and laws in order to determine the requisite procedures and provisions which control your rights in the subject property.

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 Angela Hopkins, *WesternLaw Group LLC, 9351 Grant Street #120, Thornton, CO 80229, 720-542-8724.*

DATED: February 21, 2019  
Patrick Firman, Sheriff

City and County of Denver, Colorado  
By: Deputy Sheriff Sergeant Line  
First Publication: March 22, 2019  
Last Publication: April 19, 2019  
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF  
COLORADO  
CIVIL ACTION NO. 18CV032769

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

Woodside Village Condominium Association, Inc., a  
Colorado nonprofit corporation,  
Plaintiff,  
v.  
Marjorie Lynn Garrett; Carrington Mortgage Services  
LLC; Deb Johnson, as City and County of Denver Public  
Trustee  
Defendant(s)  
Condominium Unit No. 103, Building No. 10 Woodside  
Village Condominiums, in accordance with the  
Declaration recorded August 17, 1981 in Book 2434 at  
Page 10, and Amendment recorded October 20, 1981 in  
Book 2470 at Page 65 and Second Amendment recorded  
January 25, 1982 in Book 2522 at Page 541 and Third  
Amendment recorded March 26, 1982 in Book 2557 at  
Page 151 and First Amendment to Third Supplement  
recorded August 13, 1982 in Book 2637 at Page 238,  
and First Amendment to Condominium Declaration, of  
Woodside Village Condominiums recorded April 26, 1982

in Book 2572 at Page 547 and Fourth Amendment to  
Condominium Declaration recorded September 10, 1982  
in Book 2652 at Page 597, and Condominium Map  
recorded August 17, 1981, in Book 20 at Page 11 and  
First Supplement to the Condominium Map of Woodside  
Village Condominiums recorded October 20, 1981 in  
Book 20 at Page 41, and First Amendment the First  
Supplement to the Condominium Map of Woodside  
Village Condominiums recorded April 14, 1982 in Book  
21 at Page 45 and Second Supplement to the  
Condominium Map of Woodside Village Condominiums  
recorded January 25, 1982 in Book 21 at Pages 1~3, and  
Third Supplement to the Condominium Map of Woodside  
Village Condominiums recorded March 26, 1982 in Book  
20 at Pages 100-102, and Fourth Supplement to  
Condominium Map recorded September 10, 1982 in  
Book 22 at Pages 59-61, of the Denver County,  
Colorado, Records, Together with the exclusive right to  
use the following Limited Common Elements: Parking  
Space No. 38 and/or Garage Space No. N/A, City and  
County of Denver, State of Colorado.

Also known as: 8335 Fairmount Drive #10-103, Denver,  
CO 80247-1130

TO THE ABOVE NAMED DEFENDANTS or JUDGMENT  
DEBTORS, 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 10:00 am, on the 16TH day of May, 2019 on  
the front steps of the Denver City and County Building

located at 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.

For the purposes of paying off, curing the default, or redemption as provided by statute, intent must be directed to or conducted at the DENVER SHERIFF DEPARTMENT, 201 West Colfax Ave., Denver, CO, 80202, County of Denver, State of Colorado.

**PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY.**

**Judgment is in the amount of \$6,522.98.**

**BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS PAYABLE TO THE REGISTRY OF THE DENVER DISTRICT COURT.**

**Attorney for Woodside Village Condominium Association, Inc.**

**WesternLaw Group LLC**

**Angela Hopkins, #48868**

**9351 Grant Street #120**

**Thornton, CO 80229**

**angela@westernlawgroup.com**

**NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM**

Re: Sheriff Sale of Real Property under Decree of Foreclosure, pursuant to Court Order and C.R.S. 38-38-101 et seq.

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to Court Order dated October 22, 2018, and C.R.S. 38-38-101 et seq. by Woodside Village Condominium Association, Inc., a Colorado nonprofit corporation, the holder and current owner of a lien recorded on December 29, 2016 at Reception Number 2016182342 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The foreclosure is based on a default under the Declaration of Covenants, Conditions and Restrictions of Cornerstone Townhomes, recorded on August 17, 1981 at Book 2434, Page 10 of the Denver County Clerk and Recorder's office, and all supplements thereto (hereinafter referred to as the "Declaration"). The Declaration and notices, as recorded, establish a lien for the benefit of Cornerstone Homeowners Association, Inc., **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS**, legally described as follows, to wit:

Condominium Unit No. 103, Building No. 10 Woodside Village Condominiums, in accordance with the Declaration recorded August 17, 1981 in Book 2434 at Page 10, and Amendment recorded October 20, 1981 in Book 2470 at Page 65 and Second Amendment recorded January 25, 1982 in Book 2522 at Page 541 and Third Amendment recorded March 26, 1982 in Book 2557 at Page 151 and First Amendment to Third Supplement recorded August 13, 1982 in Book 2637 at Page 238, and First Amendment to Condominium Declaration, of

Woodside Village Condominiums recorded April 26, 1982 in Book 2572 at Page 547 and Fourth Amendment to Condominium Declaration recorded September 10, 1982 in Book 2652 at Page 597, and Condominium Map recorded August 17, 1981, in Book 20 at Page 11 and First Supplement to the Condominium Map of Woodside Village Condominiums recorded October 20, 1981 in Book 20 at Page 41, and First Amendment the First Supplement to the Condominium Map of Woodside Village Condominiums recorded April 14, 1982 in Book 21 at Page 45 and Second Supplement to the Condominium Map of Woodside Village Condominiums recorded January 25, 1982 in Book 21 at Pages 1~3, and Third Supplement to the Condominium Map of Woodside Village Condominiums recorded March 26, 1982 in Book 20 at Pages 100-102, and Fourth Supplement to Condominium Map recorded September 10, 1982 in Book 22 at Pages 59-61, of the Denver County, Colorado, Records, Together with the exclusive right to use the following Limited Common Elements: Parking Space No. 38 and/or Garage Space No. N/A, City and County of Denver, State of Colorado.

Also known as: 8335 Fairmount Drive #10-103, Denver, CO 80247-1130

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. **IF THE SALE**

**DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.** In this regard, you may desire and are advised to consult with your own private attorney. 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 Sheriff Department, located at 201 West Colfax Ave., Denver, CO, 80202, County of Denver, State of Colorado. You are advised that, the parties liable thereon Marjorie Lynn Garrett; Carrington Mortgage Services LLC; Deb Johnson, as City and County of Denver Public Trustee, the owners of the property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto.

In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights; therefore, you should read and review all the applicable statutes and laws in order to determine the requisite procedures and provisions which control your rights in the subject property.

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 Angela Hopkins, *WesternLaw Group LLC, 9351 Grant Street #120, Thornton, CO 80229, 720-542-8724.*

DATED: February 21, 2019  
Patrick Firman, Sheriff  
City and County of Denver, Colorado  
By: Deputy Sheriff Sergeant Line  
First Publication: March 22, 2019  
Last Publication: April 19, 2019  
Published In: The Intermountain Jewish News

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

**Case No. 19PR0092**

**In the Matter of the Estate of  
JERZY PYREK, 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 20, 2019, or the claims may be forever barred.

STEFAN PYREK  
Personal Representative  
6605 Pickney Road  
Rye, Colo. 81069

First Publication: March 22, 2019  
Second Publication: March 29, 2019  
Last Publication: April 5, 2019  
Published: Intermountain Jewish News

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

**Case No. 2019PR30133**

**In the Matter of the Estate of  
SUE ANNE SUKSTORF, also known as SUE A.  
SUKSTORF, and as SUE SUKSTORF, 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 10, 2019, or the claims may be forever barred.

E. JAMES BERGAMO and  
M. SCOTT BERGAMO  
Co-Personal Representatives  
c/o Lyons Gaddis  
P.O. Box 978  
Longmont, CO 80502-0978

JENNIFER M. SPITZ, Atty. Reg. No. 30071  
Attorney for the Co-Personal Representatives  
LYONS GADDIS KAHN HALL JEFFERS DWORAK &  
GRANT, PC  
P.O. Box 978  
Longmont, CO80502-0978  
Phone Number: 303-776-9900  
Fax Number: 303-776-9100  
email: jspitz@lyonsgaddis.com  
First Publication: March 8, 2019  
Second Publication: March 15, 2019  
Last Publication: March 22, 2019

Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Case No. 2019PR030230  
Division 3**

**In the Matter of the Estate of  
MARIJANE S. DELLER, 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 10, 2019, or the claims may be forever barred.

DAVID GERALD DELLER  
Personal Representative  
1585 South Krameria Street  
Denver, CO 80224

MICHAEL L. GILBERT, Esq. Atty. Reg. #: 3296  
Attorney for the Personal Representative  
Michael L. Gilbert, Esq. Attorney at Law, P.C.  
501 South Cherry Street, Suite 610  
Glendale, CO80246  
Phone Number: 303-320-4580  
FAX Number: 303-320-0648  
E-mail: mgillaw@msn.com  
First Publication: March 8, 2019  
Second Publication: March 15, 2019  
Last Publication: March 22, 2019  
Published: Intermountain Jewish News

**COLORADO DIVISION OF INSURANCE  
SYNOPSIS OF ANNUAL STATEMENT FOR  
PUBLICATION  
Required pursuant to §10-3-109(1), C.R.S.  
FOR YEAR 2018**

As Rendered to the Commissioner of Insurance  
**NORTHWESTERN LONG TERM CARE INSURANCE  
COMPANY**

**NAIC Number 69000**

720 East Wisconsin Avenue  
Milwaukee, Wisconsin 53202

Assets \$240,434,860  
Liabilities \$98,666,149  
Capital and Surplus/Policyholder Surplus  
\$141,768,711

**DIVISION OF INSURANCE  
CERTIFICATE OF AUTHORITY  
TO WHOM IT MAY CONCERN:  
THIS IS TO CERTIFY that the  
**NORTHWESTERN LONG TERM CARE INSURANCE  
COMPANY****

organized under the laws of Wisconsin, subject to its Articles of Incorporation or other fundamental organizational documents and in consideration of its compliance with the laws of Colorado, is hereby licensed to transact business as a Long Term Care insurance company, as provided by the Insurance Laws of Colorado, as amended, so long as the insurer continues to conform to the authority granted by its Certificate and



its corporate articles, or its Certificate is otherwise revoked, canceled or suspended.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of my office to be affixed at the City and County of Denver this first day of March, 2019.

**MICHAEL CONWAY**  
**Commissioner of Insurance**

First Publication: March 1, 2019

Last Publication: March 22, 2019

Published: Intermountain Jewish News

**COLORADO DIVISION OF INSURANCE**  
**SYNOPSIS OF ANNUAL STATEMENT FOR**  
**PUBLICATION**

**Required pursuant to §10-3-109(1), C.R.S.**  
**FOR YEAR 2018**

As Rendered to the Commissioner of Insurance  
**THE NORTHWESTERN MUTUAL LIFE INSURANCE**  
**COMPANY**

**NAIC Number 67091**

720 East Wisconsin Avenue  
Milwaukee, Wisconsin 53202

Assets \$272,167,485,182

Liabilities \$250,033,334,331

Capital and Surplus/Policyholder Surplus

\$22,134,150,851

**DIVISION OF INSURANCE**  
**CERTIFICATE OF AUTHORITY**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the

**THE NORTHWESTERN MUTUAL LIFE INSURANCE**  
**COMPANY**

organized under the laws of Wisconsin, subject to its Articles of Incorporation or other fundamental organizational documents and in consideration of its compliance with the laws of Colorado, is hereby licensed to transact business as a Life, Accident and Health insurance company, as provided by the Insurance Laws of Colorado, as amended, so long as the insurer continues to conform to the authority granted by its Certificate and its corporate articles, or its Certificate is otherwise revoked, canceled or suspended.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of my office to be affixed at the City and County of Denver this first day of March, 2019.

**MICHAEL CONWAY**  
**Commissioner of Insurance**

First Publication: March 1, 2019

Last Publication: March 22, 2019

Published: Intermountain Jewish News

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

**Case No. 2019PR30239**

**In the Matter of the Estate of**

**MARCIA K. STACKHOUSE-KUSTER aka MARCIA**  
**MCDOWELL, MARCIA K. STACKHOUSE, MARCIA**  
**STACKHOUSE and MARCIA KUSTER, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Probate Court of the City and County of Denver, Colorado, on or before July 19, 2019, or the claims may be forever barred.

SCOTT ALLEN STACKHOUSE  
Personal Representative  
201 Bay Avenue  
Leonardo, NJ 07737

STEPHEN WILSON, Esq. Reg #39225  
Attorney for the Personal Representative  
Law Office of Stephen Wilson, LLC  
1000 E. 16th Avenue, Ste. 210  
Denver, CO80218  
Phone: (303) 586-5005  
FAX: (303) 223-3479  
E-mail: stephen@wilsonlawcolorado.com  
First Publication: March 15, 2019  
Second Publication: March 22, 2019  
Last Publication: March 29, 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

**COLORADO DIVISION OF INSURANCE  
SYNOPSIS OF ANNUAL STATEMENT FOR  
PUBLICATION**

**Required pursuant to §10-3-109(1), C.R.S.  
FOR YEAR 2018**

As Rendered to the Commissioner of Insurance  
**THE CINCINNATI LIFE INSURANCE COMPANY**

**NAIC Number 76236**

One Newark Center 20th Floor  
Newark NJ 07102

Assets \$4,532,898,674

Liabilities \$4,342,322,578

Capital and Surplus/Policyholder Surplus  
\$190,576,097

**DIVISION OF INSURANCE**

**CERTIFICATE OF AUTHORITY**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the

**THE CINCINNATI LIFE INSURANCE COMPANY**

organized under the laws of Ohio, subject to its Articles of Incorporation or other fundamental organizational documents and in consideration of its compliance with the laws of Colorado, is hereby licensed to transact business as a Life, Accident & Health insurance company, as provided by the Insurance Laws of Colorado, as amended, so long as the insurer continues to conform to the authority granted by its Certificate and its corporate articles, or its Certificate is otherwise revoked, canceled or suspended.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of my office to be affixed at the City and County of Denver this first day of March, 2019.

**MICHAEL CONWAY**

**Commissioner of Insurance**

First Publication: March 1, 2019

Last Publication: March 22, 2019

Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Case No. 2019PR0066**

**In the Matter of the Estate of  
CHRISTOPHER CROCKETT TRAVIS, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Probate Court of the City and County of Denver, Colorado, on or before July 17, 2019, or the claims may be forever barred.

JUSTIN ELLIOTT TRAVIS  
Personal Representative  
c/o Mark D. Masters, Esq.  
2696 S. Colorado Blvd., Ste 350  
Denver, CO 80222

MARK D. MASTERS, Esq. Atty. Reg. No.:12866  
Attorney for the Personal Representative  
Glatstein & O'Brien, LLP  
2696 S. Colorado Blvd., Ste. 350  
Denver, CO80222  
Phone Number: 303-436-9121  
FAX Number: 303-757-4570  
E-mail: mark@denverprobatelaw.com  
First Publication: March 15, 2019  
Second Publication: March 22, 2019  
Last Publication: March 29, 2019  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Case No. 2019PR30115  
In the Matter of the Estate of  
JIMMIE RAY BAKER, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the DENVER COUNTY PROBATE COURT, 1437 Bannock Street, Denver, CO 80202, on or before four (4) months from the date of the first publication or the claims may be forever barred.

WAYNE E. VADEN, Esq. (#21026)  
Attorney for the Personal Representative  
CITY PARK LAW GROUP, LLC  
3401 Quebec Street, Suite 9350  
Denver, CO80207  
(303) 377-2933 Voice  
(303) 377-2834 Facsimile  
w.vaden@cityparklaw.com  
First Publication: March 8, 2019  
Second Publication: March 15, 2019  
Last Publication: March 22, 2019  
Published: Intermountain Jewish News

**COLORADO DIVISION OF INSURANCE  
SYNOPSIS OF ANNUAL STATEMENT FOR  
PUBLICATION  
Required pursuant to §10-3-109(1), C.R.S.  
FOR YEAR 2018**

As Rendered to the Commissioner of Insurance

**COPIC INSURANCE COMPANY**  
**NAIC Number 11860**

7351 E. Lowry Blvd., Suite 400  
Denver, CO 80230

Assets \$554,872,373  
Liabilities \$269,658,632  
Capital and Surplus/Policyholder Surplus  
\$285,213,741

**DIVISION OF INSURANCE**

**CERTIFICATE OF AUTHORITY**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the

**COPIC INSURANCE COMPANY**

organized under the laws of Colorado, subject to its Articles of Incorporation or other fundamental organizational documents and in consideration of its compliance with the laws of Colorado, is hereby licensed to transact business as a Property and Casualty insurance company, as provided by the Insurance Laws of Colorado, as amended, so long as the insurer continues to conform to the authority granted by its Certificate and its corporate articles, or its Certificate is otherwise revoked, canceled or suspended.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of my office to be affixed at the City and County of Denver this first day of March, 2019.

**MICHAEL CONWAY**  
**Commissioner of Insurance**

First Publication: March 8, 2019

Last Publication: March 29, 2019  
Published: Intermountain Jewish News

**COLORADO DIVISION OF INSURANCE**  
**SYNOPSIS OF ANNUAL STATEMENT FOR**  
**PUBLICATION**

**Required pursuant to §10-3-109(1), C.R.S.**  
**FOR YEAR 2018**

As Rendered to the Commissioner of Insurance  
**INTERNATIONAL FIDELITY INSURANCE COMPANY**

**NAIC Number 11592**

One Newark Center 20th Floor  
Newark NJ 07102

Assets \$228,149,623  
Liabilities \$132,274,413  
Capital and Surplus/Policyholder Surplus  
\$95,875,210

**DIVISION OF INSURANCE**

**CERTIFICATE OF AUTHORITY**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the

**INTERNATIONAL FIDELITY INSURANCE COMPANY**

organized under the laws of New Jersey, subject to its Articles of Incorporation or other fundamental organizational documents and in consideration of its compliance with the laws of Colorado, is hereby licensed to transact business as a Casualty insurance company, as provided by the Insurance Laws of Colorado, as amended, so long as the insurer continues to conform to the authority granted by its Certificate and its corporate

articles, or its Certificate is otherwise revoked, canceled or suspended.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of my office to be affixed at the City and County of Denver this first day of March, 2019.

**MICHAEL CONWAY**  
**Commissioner of Insurance**

First Publication: March 1, 2019

Last Publication: March 22, 2019

Published: Intermountain Jewish News

**COLORADO DIVISION OF INSURANCE**  
**SYNOPSIS OF ANNUAL STATEMENT FOR**  
**PUBLICATION**

**Required pursuant to §10-3-109(1), C.R.S.**  
**FOR YEAR 2018**

As Rendered to the Commissioner of Insurance

**ALLEGHENY CASUALTY COMPANY**  
**NAIC Number 13285**

One Newark Center 20th Floor  
Newark NJ 07102

Assets \$34,219,669

Liabilities \$10,567,642

Capital and Surplus/Policyholder Surplus  
\$23,652,027

**DIVISION OF INSURANCE**  
**CERTIFICATE OF AUTHORITY**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the

**ALLEGHENY CASUALTY COMPANY**

organized under the laws of New Jersey, subject to its Articles of Incorporation or other fundamental organizational documents and in consideration of its compliance with the laws of Colorado, is hereby licensed to transact business as a Stock insurance company, as provided by the Insurance Laws of Colorado, as amended, so long as the insurer continues to conform to the authority granted by its Certificate and its corporate articles, or its Certificate is otherwise revoked, canceled or suspended.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of my office to be affixed at the City and County of Denver this first day of March, 2019.

**MICHAEL CONWAY**  
**Commissioner of Insurance**

First Publication: March 1, 2019

Last Publication: March 22, 2019

Published: Intermountain Jewish News

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

**Case No. 19C02050**  
**Courtroom 186**

Public Notice is given on 3-5-2019 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 JEZANIAH ALEXIA CORTEZ be changed to JEZANIAH ALEXIA JAIMEZ.

Clerk of the Court  
First Publication: March 15, 2019  
Second Publication: March 22, 2019  
Published: Intermountain Jewish News

**COLORADO DIVISION OF INSURANCE  
SYNOPSIS OF ANNUAL STATEMENT FOR  
PUBLICATION**

**Required pursuant to §10-3-109(1), C.R.S.  
FOR YEAR 2018**

As Rendered to the Commissioner of Insurance

**COPIC, A RISK RETENTION GROUP  
NAIC Number 14906**

7351 E. Lowry Blvd., Suite 400  
Denver, CO 80230

Assets	\$1,190,442	
Liabilities	\$412,544	
Capital and Surplus/Policyholder Surplus		\$777,898

**DIVISION OF INSURANCE  
CERTIFICATE OF AUTHORITY**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the

**COPIC, A RISK RETENTION GROUP**

organized under the laws of District of Columbia, subject to its Articles of Incorporation or other fundamental organizational documents and in consideration of its compliance with the laws of Colorado, is hereby licensed to transact business as a Property and Casualty insurance company, as provided by the Insurance Laws of Colorado, as amended, so long as the insurer

continues to conform to the authority granted by its Certificate and its corporate articles, or its Certificate is otherwise revoked, canceled or suspended.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of my office to be affixed at the City and County of Denver this first day of March, 2019.

**MICHAEL CONWAY**

**Commissioner of Insurance**

First Publication: March 8, 2019

Last Publication: March 29, 2019

Published: Intermountain Jewish News

**NOTICE OF SHERIFF'S SALE**

Sheriff's Execution Sale No. 18008722

This Combined Notice concerns a Sheriff's Execution Sale by virtue of the Amended Order for Default Judgment and Decree of Foreclosure entered by the District Court in and for the City and County of Denver, Colorado, in Civil Action 2018CV30680 on September 24, 2018 ("Order"), recorded in the records of the Denver County Clerk and Recorder on November 5, 2018, at Reception No. 2018142514, to me directed, wherein I am commanded to make the sum of \$18,322.93, plus additional assessments as they accrue, late fees, interest at the rate of 8% per annum on each assessment, costs and expenses, and reasonable attorneys' fees incurred by Plaintiff after August 21, 2018, until all amounts due and owing hereunder are paid in full, the amount of the said judgment obtained against



Michael Schneider and Ingrid Schneider, in favor of The Eglantine Condominium Association, Inc., out of the lands, tenements, goods and chattels of the said real property, I have levied upon the property described below.

**YOU ARE NOTIFIED AS FOLLOWS:**

A foreclosure proceeding was commenced in the office of the undersigned Sheriff to foreclose the lien of the above-described Judgment. The legal description of the Property that is the subject of this Combined Notice is:

CONDOMINIUM UNIT NO. 2, THE EGLANTINE CONDOMINIUMS, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE EGLANTINE CONDOMINIUMS RECORDED ON FEBRUARY 21, 1986 AT RECEPTION NO. 31666 AND MAP RECORDED ON FEBRUARY 21, 1986 AT RECEPTION NO. 31667, CITY AND COUNTY OF DENVER, STATE OF COLORADO, TOGETHER WITH THE RIGHT TO THE EXCLUSIVE USE OF APPURTENANT LIMITED COMMON ELEMENTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

APN: 0512112031031

Also known as 300 Madison Street, Unit 2, Denver, Colorado 80206 (hereinafter, "Unit 2").

The Property is all only a portion, as permitted by §38-38-101(3), C.R.S., of the Property currently encumbered by the Judgment.

You may have an interest in the real property being foreclosed that may be affected by this foreclosure. You

may have the right to cure a default. You may have the right to redeem the real property being foreclosed.

**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, business telephone number and Colorado bar registration numbers of the attorneys representing the Holder are as follows: Goodspeed & Merrill, c/o Scott W. Drusch, Esq. 7800 East Union Avenue, Suite 600, Denver, CO 80237; 720-473-7644, Atty. Reg. No. 42494.

THEREFORE, the undersigned Sheriff will, at 10:00 a.m., on the date of May 2, 2019, at the front steps of the City and County Building, 1437 Bannock Street, Denver, Colorado 80202, sell the Property at public auction to the highest bidder who has submitted bid funds to the undersigned Sheriff as specified by § 38-38-106(7), C.R.S. to pay the Debt and certain other sums, all as provided by applicable law and the Judgment, and will deliver to the purchaser a certificate of purchase as provided by law.

This date of sale is the date to which the sale has been continued pursuant to § 38-38-103(2)(a), C.R.S. The initial date of sale is May 2, 2019 (date).

**THE LIEN OF THE JUDGMENT BEING FORECLOSED MAY NOT BE A FIRST LIEN.**

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

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION § 38-38-103.2, THE BORROWER 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. IF THE OFFICER MAINTAINS A WEB SITE, THE OFFICER SHALL ALSO POST THIS INFORMATION ON THE WEB SITE FOR VIEWING BY ALL BORROWERS.

THE COLORADO ATTORNEY GENERAL'S OFFICE:  
OFFICE OF THE ATTORNEY GENERAL, COLORADO DEPARTMENT OF LAW, RALPH L. CARR JUDICIAL BUILDING, 1300 BROADWAY, 10TH FLOOR, DENVER, CO 80203, P (720) 508-6000, F (720) 508-6030.

THE CFPB: CONSUMER FINANCIAL PROTECTION BUREAU, P.O. BOX 4503, IOWA CITY, IA 52244, P (855) 411-2372, F (855) 237-2392.

DATED: February 7, 2019

Patrick Firman, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

This Combined Notice should be used only in connection with Judgments dated after July 1, 1965.

First Publication: March 8, 2019

Last Publication: April 5, 2019

Published In: Intermountain Jewish News

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

**Case No. 2019PR30069**

**In the Matter of the Estate of  
ETHEL MAXINE HOLCOMB, 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 17, 2019, or the claims may be forever barred.

FLORAA. MARTINEZ DELGADO

Personal Representative

6595 W. 14th Avenue, Suite 100

Lakewood, Colorado 80214

RONALD W. SERVIS, Atty. Reg: #9177

PATRICIA D. SACHSE, Atty. Reg: #40633

Attorney for the Personal Representative

LAW OFFICE OF RONALD W. SERVIS

6595 West 14th Avenue, Suite 100

Lakewood, Colorado 80214

Phone Number: 303.237.5020

FAX Number: 303.232.7809

E-mail: Patti@sachse-Law.com

First Publication: March 15, 2019

Second Publication: March 22, 2019

Last Publication: March 29, 2019

Published: Intermountain Jewish News

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

**Case No. 2019PR30240  
In the Matter of the Estate of  
GEORGE DIMITRIOS PAPADIMITROPOULOS aka  
GEORGE D. PAPADIMITROPOULOS aka GEORGE  
PAPADIMITROPOULOS, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Arapahoe County, Colorado, on or before July 17, 2019, or the claims may be forever barred.

KONSTANTINOS G. PAPADIMITROPOULOS  
ALEXANDROS G. PAPADIMITROPOULOS  
Co-Personal Representatives  
c/o Mr. Andrew Stathopoulos, Esq.  
6900 E. Belleview Ave., Suite 350  
Greenwood Village, Colorado 80111

ANDREW STATHOPULOS, Esq. Atty. Reg # 15251  
Attorney for the Co-Personal Representatives  
Stathopoulos & Associates, P.C.  
6900 E. Belleview Ave., Suite 350  
Greenwood Village, Colorado 80111  
Phone Number: (303) 773-1500  
Fax Number:(303) 773-1722  
First Publication: March 15, 2019  
Second Publication: March 22, 2019  
Last Publication: March 29, 2019  
Published: Intermountain Jewish News

**NOTICE OF SHERIFF'S SALE**  
Sheriff's Execution Sale No. 18008720

This Combined Notice concerns a Sheriff's Execution Sale by virtue of the Amended Order for Default Judgment and Decree of Foreclosure entered by the District Court in and for the City and County of Denver, Colorado, in Civil Action 2018CV30680 on September 24, 2018 ("Order"), recorded in the records of the Denver County Clerk and Recorder on November 5, 2018, at Reception No. 2018142514, to me directed, wherein I am commanded to make the sum of \$200,145.95, plus additional assessments as they accrue, late fees, interest at the rate of 8% per annum on each assessment, costs and expenses, and reasonable attorneys' fees incurred by Plaintiff after August 21, 2018, until all amounts due and owing hereunder are paid in full, the amount of the said judgment obtained against Michael Schneider and Ingrid Schneider, in favor of The Eglantine Condominium Association, Inc., out of the lands, tenements, goods and chattels of the said real property, I have levied upon the property described below.

**YOU ARE NOTIFIED AS FOLLOWS:**

foreclosure proceeding was commenced in the office of the undersigned Sheriff to foreclose the lien of the above-described Judgment. The legal description of the Property that is the subject of this Combined Notice is:  
CONDOMINIUM UNIT 1, THE EGLANTINE CONDOMINIUMS, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE EGLANTINE CONDOMINIUMS RECORDED

FEBRUARY 21, 1986 AT RECEPTION NO. 31666 AND MAP RECORDED ON FEBRUARY 21, 1986, AT RECEPTION NO. 31667, CITY AND COUNTY OF DENVER, STATE OF COLORADO, TOGETHER WITH THE RIGHT TO THE EXCLUSIVE USE OF APPURTENANT LIMITED COMMON ELEMENTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

APN: 0512112030030

Also known as 300 Madison Street, Unit 1, Denver, Colorado 80206 (hereinafter, "Unit 1").

The Property is all only a portion, as permitted by §38-38-101(3), C.R.S., of the Property currently encumbered by the Judgment.

You may have an interest in the real property being foreclosed that may be affected by this foreclosure. You may have the right to cure a default. You may have the right to redeem the real property being foreclosed.

**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, business telephone number and Colorado bar registration numbers of the attorneys representing the Holder are as follows: Goodspeed & Merrill, c/o Scott W. Drusch, Esq. 7800 East Union Avenue, Suite 600, Denver, CO 80237; 720-473-7644, Atty. Reg. No. 42494.

THEREFORE, the undersigned Sheriff will, at 10:00 a.m., on the date of May 2, 2019, at the front steps of the City and County Building, 1437 Bannock Street, Denver, Colorado 80202, sell the Property at public auction to the

highest bidder who has submitted bid funds to the undersigned Sheriff as specified by § 38-38-106(7), C.R.S. to pay the Debt and certain other sums, all as provided by applicable law and the Judgment, and will deliver to the purchaser a certificate of purchase as provided by law.

This date of sale is the date to which the sale has been continued pursuant to § 38-38-103(2)(a), C.R.S. The initial date of sale is May 2, 2019(date).

**THE LIEN OF THE JUDGMENT BEING FORECLOSED MAY NOT BE A FIRST LIEN.**

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

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION § 38-38-103.2, THE BORROWER 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. IF THE OFFICER MAINTAINS A WEB SITE, THE OFFICER SHALL ALSO POST THIS INFORMATION ON THE WEB SITE FOR VIEWING BY ALL BORROWERS.

THE COLORADO ATTORNEY GENERAL'S OFFICE: OFFICE OF THE ATTORNEY GENERAL, COLORADO DEPARTMENT OF LAW, RALPH L. CARR JUDICIAL BUILDING, 1300 BROADWAY, 10TH FLOOR, DENVER, CO 80203, P (720) 508-6000, F (720) 508-6030.

THE CFPB: CONSUMER FINANCIAL PROTECTION  
BUREAU, P.O. BOX 4503, IOWA CITY, IA 52244, P (855)  
411-2372, F (855) 237-2392.

DATED: February 5, 2019

Patrick Firman, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

This Combined Notice should be used only in connection  
with Judgments dated after July 1, 1965.

First Publication: March 8, 2019

Last Publication: April 5, 2019

Published In: The Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.  
Case No. 19PR0041**

**In the Matter of the Estate of  
GERTRUDE KOUBA, 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 15,  
2019, or the claims may be forever barred.

KATHERINE MILLER

Personal Representative

4668 Decatur St.

Denver, CO 80211

Phone Number:303-433-4306

E-mail: Kathandenn@aol.com

First Publication: March 15, 2019

Second Publication: March 22, 2019

Last Publication: March 29, 2019

Published: Intermountain Jewish News

**COLORADO DIVISION OF INSURANCE  
SYNOPSIS OF ANNUAL STATEMENT FOR  
PUBLICATION**

**Required pursuant to §10-3-109(1), C.R.S.  
FOR YEAR 2018**

As Rendered to the Commissioner of Insurance

**MONARCH LIFE INSURANCE COMPANY**

**NAIC Number 66265**

330 Whitney Avenue, Suite 500

Holyoke Massachusetts 01040-2857

Assets \$622,097,438

Liabilities \$617,819,074

Capital and Surplus/Policyholder Surplus

\$4,278,364

**DIVISION OF INSURANCE**

**CERTIFICATE OF AUTHORITY**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the

**MONARCH LIFE INSURANCE COMPANY**

organized under the laws of Massachusetts, subject to its  
Articles of Incorporation or other fundamental  
organizational documents and in consideration of its  
compliance with the laws of Colorado, is hereby licensed  
to transact business as a Life insurance company, as  
provided by the Insurance Laws of Colorado, as  
amended, so long as the insurer continues to conform to

the authority granted by its Certificate and its corporate articles, or its Certificate is otherwise revoked, canceled or suspended.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of my office to be affixed at the City and County of Denver this first day of March, 2019.

**MICHAEL CONWAY**  
**Commissioner of Insurance**

First Publication: March 8, 2019

Last Publication: March 29, 2019

Published: Intermountain Jewish News

**COLORADO DIVISION OF INSURANCE**  
**SYNOPSIS OF ANNUAL STATEMENT FOR**  
**PUBLICATION**

**Required pursuant to §10-3-109(1), C.R.S.**  
**FOR YEAR 2018**

As Rendered to the Commissioner of Insurance  
**DONEGAL MUTUAL INSURANCE COMPANY**  
**NAIC Number 13692**

1195 River Road P.O. Box 302  
Marietta, PA17547-0302

Assets \$602,505,007

Liabilities \$322,133,772

Capital and Surplus/Policyholder Surplus  
\$280,371,235

**DIVISION OF INSURANCE**  
**CERTIFICATE OF AUTHORITY**  
**TO WHOM IT MAY CONCERN:**

THIS IS TO CERTIFY that the

**DONEGAL MUTUAL INSURANCE COMPANY**

organized under the laws of Pennsylvania, subject to its Articles of Incorporation or other fundamental organizational documents and in consideration of its compliance with the laws of Colorado, is hereby licensed to transact business as a Property and Casualty insurance company, as provided by the Insurance Laws of Colorado, as amended, so long as the insurer continues to conform to the authority granted by its Certificate and its corporate articles, or its Certificate is otherwise revoked, canceled or suspended.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of my office to be affixed at the City and County of Denver this first day of March, 2019.

**MICHAEL CONWAY**  
**Commissioner of Insurance**

First Publication: March 1, 2019

Last Publication: March 22, 2019

Published: Intermountain Jewish News

**COLORADO DIVISION OF INSURANCE**  
**SYNOPSIS OF ANNUAL STATEMENT FOR**  
**PUBLICATION**

**Required pursuant to §10-3-109(1), C.R.S.**  
**FOR YEAR 2018**

As Rendered to the Commissioner of Insurance  
**SHELTERPOINT LIFE INSURANCE COMPANY**  
**NAIC Number 81434**

1225 Franklin Avenue - Suite 475  
Garden City, New York 11530

Assets \$155,990,359  
Liabilities \$87,541,402  
Capital and Surplus/Policyholder Surplus  
\$68,448,957

**DIVISION OF INSURANCE**  
CERTIFICATE OF AUTHORITY

TO WHOM IT MAY CONCERN:  
THIS IS TO CERTIFY that the

**SHELTERPOINT LIFE INSURANCE COMPANY**

organized under the laws of New York, subject to its Articles of Incorporation or other fundamental organizational documents and in consideration of its compliance with the laws of Colorado, is hereby licensed to transact business as a Life insurance company, as provided by the Insurance Laws of Colorado, as amended, so long as the insurer continues to conform to the authority granted by its Certificate and its corporate articles, or its Certificate is otherwise revoked, canceled or suspended.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of my office to be affixed at the City and County of Denver this first day of March, 2019.

**MICHAEL CONWAY**  
**Commissioner of Insurance**

First Publication: March 8, 2019  
Last Publication: March 29, 2019  
Published: Intermountain Jewish News

**COLORADO DIVISION OF INSURANCE**  
**SYNOPSIS OF ANNUAL STATEMENT FOR**  
**PUBLICATION**

**Required pursuant to §10-3-109(1), C.R.S.**  
**FOR YEAR 2018**

As Rendered to the Commissioner of Insurance  
**LINCOLN HERITAGE LIFE INSURANCE COMPANY**

**NAIC Number 65927**

4343 East Camelback Road  
Phoenix, AZ 85018

Assets \$1,033,901,401  
Liabilities \$944,323,550  
Capital and Surplus/Policyholder Surplus  
\$89,577,851

**DIVISION OF INSURANCE**  
CERTIFICATE OF AUTHORITY

TO WHOM IT MAY CONCERN:  
THIS IS TO CERTIFY that the

**LINCOLN HERITAGE LIFE INSURANCE COMPANY**

organized under the laws of IL, subject to its Articles of Incorporation or other fundamental organizational documents and in consideration of its compliance with the laws of Colorado, is hereby licensed to transact business as a Life insurance company, as provided by the Insurance Laws of Colorado, as amended, so long as the insurer continues to conform to the authority granted by its Certificate and its corporate articles, or its Certificate is otherwise revoked, canceled or suspended.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of my office to be affixed at the City and County of Denver this first day of March, 2019.

**MICHAEL CONWAY**  
**Commissioner of Insurance**

First Publication: March 8, 2019  
Last Publication: March 29, 2019  
Published: Intermountain Jewish News

#### **NOTICE OF SALE**

The following individuals are hereby notified that their vehicles are to be sold at **Private Parking Enforcement, LLC**, 2401 E. 40th Ave, Denver, CO 80205, Phone; 720-233-4410. \*\*Sale Date: **March 23, 2019:**

<b>YEAR/MAKE/MODEL</b>	<b>VIN</b>
<b>1999 Honda Accord</b>	<b>016097</b>
<b>2003 Volkswagen GTI</b>	<b>029866</b>
<b>2006 Kia Sorento</b>	<b>646465</b>
<b>2002 Cadillac DeVille</b>	<b>206573</b>
<b>1998 Acura TL</b>	<b>010166</b>
<b>2003 Buick Regal</b>	<b>216271</b>
<b>1990 Lexus LS400</b>	<b>000258</b>
<b>1997 Honda Civic</b>	<b>021325</b>
<b>2013 Dodge Ram</b>	<b>569850</b>
<b>1997 Subaru Legacy</b>	<b>652507</b>

Date of Publication: March 22, 2019  
Published: Intermountain Jewish News

#### **NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S. Case No. 19PR0076 In the Matter of the Estate of SHIRLEE ANNE MILAN, 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 30, 2019, or the claims may be forever barred.

LEO F. MILAN, JR. and  
MARCIA LEONARD  
Co-Personal Representatives  
5712 South Ouray Court  
Centennial, Colorado 80015

First Publication: March 22, 2019  
Second Publication: March 29, 2019  
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**DISTRICT COURT, CITY AND COUNTY OF DENVER,  
STATE OF COLORADO  
CASE NO: 2018CV0325169 DIV./CTRM.: 275  
Plaintiff: Argyll Flats Condominium Association, a  
Colorado nonprofit corporation  
v.  
Defendants: Lorenzo Nunez, Jr.; Nationstar  
Mortgage, LLC; United States of America; Steve  
Ellington as the Denver County Treasurer; Debra  
Johnson, as Denver County Public Trustee**



### **NOTICE OF SHERIFF'S SALE**

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to a Court Order and Decree dated November 20, 2018, and C.R.S. §§ 38-38-101 to 401, by the Argyll Flats Condominium Association, Inc., the current holder of a statutory lien for unpaid assessments, late fees, interest, and attorney fees and costs. The judicial foreclosure is based on a default under the Condominium Declaration for Argyll Flats Condominiums recorded with the City and County of Denver Clerk and Recorder on September 3, 2004 at Reception No. 2004184808 ("Declaration"). The Declaration and notices as recorded, establish a lien for the benefit of the Argyll Flats Condominium Association, Inc. - **THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS** — against the property legally described as follows:

Also known by street and number as: 3299 Lowell Boulevard, #203, Denver, Colorado 80211

You may have an interest in the real property being foreclosed, 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. The lien being foreclosed may not be a first lien. In this regard, you may desire and are advised to consult with your own private attorney.

Further, you are advised that the parties liable thereon, the owner of the property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto.

In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights; therefore, you should read and review all the applicable statutes and laws in order to determine the requisite procedures and provisions which control your rights in the subject property.

The Sheriff's sale has been scheduled to occur at 10:00 a.m. on May 9th, 2019, on the front steps at the City and County of Denver Building, 1437 Bannock Street, Denver, Colorado 80202, 720-865-9556. At the sale, the Sheriff will sell the real property described above, and the improvements thereon, 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.

**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**  
**BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS MADE PAYABLE TO THE DENVER**

**DISTRICT COURT REGISTRY SUFFICIENT TO COVER  
THEIR HIGHEST BID AT TIME OF SALE.**

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: Bujar Ahmeti, Esq., #42373, Moeller Graf, P.C., 385 Inverness Parkway, Englewood, CO 80112, telephone (720) 279-2568.

Patrick Firman, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant R. Line

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Last Publication: 04/12/2019

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

**Case No. 2019PR30296**

**In the Matter of the Estate of**

**JONATHAN MATTHEW SCHROEDER aka JONATHON  
MATHEW SCHROEDER aka JON SCHROEDER aka  
JONATHON M. SCHROEDER aka JON M.**

**SCHROEDER, 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 30, 2019, or the claims may be forever barred.

GEOFFREY SCHROEDER

Personal Representative

2216 State Ave.

Ames, IA 50014

JOHN A. BERMAN, Reg. No. 6695

Attorney for the Personal Representative

LAW OFFICE OF JOHN BERMAN

1900 Grant Street, Suite 750

Denver, Colorado 80203

(303)832-7645 phone

(303) 832-1188 fax

jab@jaberman.com email

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**NOTICE OF SALE BY  
INTERCEPTOR TOWING & RECOVERY LLC  
P.O. Box 764, Westminster CO80030. Phone: 720-291-  
3878**

The following individuals are hereby notified that their vehicle will be sold at **INTERCEPTOR TOWING & RECOVERY L.L.C.**, P.O. BOX 764, Westminster, CO 80030:

<b>YEAR/MAKE/MODEL</b>	<b>VIN #</b>
<b>2007 Honda Civic -Black</b>	<b>538712</b>
<b>2014 Subaru Outback- Blue</b>	<b>258573</b>
<b>2007 Toyota Camry- Silver</b>	<b>534889</b>
<b>2008 Ford Escape- White</b>	<b>B04392</b>
<b>2012 Kia Soul- Green</b>	<b>384071</b>

**2018 Ford Escape- White A71877**  
**2008 Ford Escape- Black D08367**  
**2006 Chevy Cobalt- Tan 784356**  
**1997 International 9800- Gold 430665**  
**2004 Ford Explorer- Silver A04061**  
**2001 International 4900 DT 335716**

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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.

<b>YEAR/MAKE/MODEL</b>	<b>VIN</b>
1995 Chevrolet Blazer	192442
1974 Chevrolet Laguna	439232
2004 Jeep Grand Cherokee	112136
2013 Scion TC	065336
2000 Toyota Echo	029713
1966 Chevrolet Impala	141187
1961 Pontiac Star Chief	1K1708
2008 Ford F550	B01944
2000 Chrysler T/County	561005
1995 Ford Bronco	B42474
2008 HMD Trailer	8781AA
1999 Continental Trailer	007980

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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 #**  
2004 Honda Civic Blue007908  
2005 Toyota Prius Silver112669  
2000 Honda Accord Green019854  
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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: 03/22/2019:**

<b>STOCK</b>	<b>YEAR</b>	<b>MAKE/MODEL</b>
<b>VIN</b>		
1209282007		Buick Lucerne 234241
1214001996		Buick Regal432184
1212002005		BMW 325I J85970
1213802008		Chevrolet Cobalt 238455
1209232006		Chevrolet HHR 534059
1210032011		Chevrolet Impala 112051
1207351966		Chevrolet Impala 154204
1211301998		Chevrolet S10 156075
1209332002		Dodge Neon 536398

1197102007	Ford Edge	B08863
1209182006	Ford Focus	149305
1209412001	Ford Mustang	136466
1213972011	Ford Ranger	A45757
1212811994	Ford F150	B45568
1210071994	Honda Accord	046818
1210912006	Hyundai Sante Fe	099909
1209372002	Jaguar Xtype	C31054
1213841996	Jeep Cherokee	274699
1209441999	Lexus ES 300	222276
1211142000	Lincoln LS	808489
1209321995	Mercedes Benz C220	199359
1213632000	Mercedes Benz ML 430	165381
1209171996	Oldsmobile Cutlass Supreme	337994
1213922002	Pontiac Firebird	151241
1209351999	Saab 9-3 S	081163
1209362002	Saturn SL2	110723
1210881990	Toyota 4 Runner	030661
1211071996	Toyota Rav 4	001615
1212112007	Volkswagen Passat	054596

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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: **03/22/2019**:

<b>STOCK VIN</b>	<b>YEAR</b>	<b>MAKE/MODEL</b>
1206742006	BMW 325I	K33570
1210281992	Buick Century	426164
1210202003	Buick Regal	294350
1213092002	Cadillac SeVille	253760
1213732000	Chevrolet Malibu	205773
1211982003	Chevrolet Impala	177176
1207452000	Chevrolet Astro Van	105842
1213762006	Chrysler Town & Country	888490
1212862004	Dodge Grand Caravan	584415
1208551996	Dodge Dakota	543109
1210431977	Elite MFG Motorhome	135463
1213202005	Ford Taurus	231696
1212961990	Ford F150	A54377
1212772004	Ford Taurus	105606
1211422004	Ford Expedition	A07897
1211042014	Ford Fiesta	150742
1209151992	Ford Econoline	B16686
1207532007	Ford F450	A52164
1207672006	Ford E350	A23728
1207492003	Ford Escape	B01141
1206811997	Ford Ranger	B82999
1208402000	GMC Jimmy	303638
1211971989	Honda Accord	024173
1210461997	Honda Accord	010122
1210092000	Honda Odyssey	599509
1209161998	Honda Accord	012733
1207282000	Honda Accord	004244
1212462006	Hyundai Sonata	006338

1213042002	Jeep Grand Cherokee	167444
1206801998	Jeep Cherokee	227283
1212212004	Kia Spectra	023145
1210372017	Lark United VT714TA	021154
1207652002	Mazda Protege	509074
1212712000	Mercury Mountaineer	J29635
1210632001	Mercury Grand Marquis	604193
1208342001	Mitsubishi Galant	132838
1209381995	Nissan Standard	320117
1214071996	Plymouth Voyager	655776
1209562004	Pontiac Grand Am	598230
1207202006	Pontiac G6 GT	113571
1210332005	SAAB 93	006633
1210232003	SAAB 93	047203
1208412003	SAAB 93	011992
1207582008	Scooter Port R	004461
1212592000	Subaru Legacy	622824
1208611995	Tigershark Monte Carlo	Jetski 23C696
1213012004	Toyota Tacoma	372661
1212531993	Toyota Camry	301186
1211932006	Toyota Camry	746069
1210522001	Toyota Camry	059339
1210221998	Toyota Tacoma	062832
1209261983	Toyota Land Cruiser	071182
1207372000	Toyota Corolla	314077
1213552003	Volkswagen Jetta	017730
1212182004	Volkswagen Touareg	045241
1209192006	Volkswagen Passat	157968
1185381992	Lexus SC400	012862

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DISTRICT COURT, DENVER COUNTY, STATE OF  
COLORADO  
CIVIL ACTION NO. 2018CV031077, Division/Courtroom  
409

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

THE DORCHESTER CONDOMINIUMS ASSOCIATION,  
INC.,  
Plaintiff,  
v.

MARC P. MISHKIN, JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION AS SUCCESSOR IN  
INTEREST TO WASHINGTON MUTUAL BANK, FA A  
FEDERAL ASSOCIATION and DEB JOHNSON AS  
PUBLIC TRUSTEE OF DENVER COUNTY, et al.  
Defendant(s).

Regarding: Condominium Unit 211, "The Dorchester  
Condominiums," in accordance with and subject to the  
Declaration of Covenants, Conditions and Restrictions of  
the Dorchester Condominiums, recorded on December  
28, 1979 in Book 2079 at Page 388, (Reception No.  
40530), and map recorded on December 28, 1979 in  
Book 15 at Page 2, City and County of Denver, Colorado  
Records, together with right to the exclusive use of  
parking space(s) No. 12 and storage locker No. 20, City  
and County of Denver, State of Colorado. Also known as:  
555 E. 10th Ave. #211, Denver, CO 80203.

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 9th, day of May 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 \$17,546.80.**

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 15, 2018, and C.R.S. 38-38-101 *et seq.* by the DORCHESTER CONDOMINIUMS ASSOCIATION, INC. the holder and current owner of a lien recorded on February 15, 2017 at 2017020263 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The foreclosure is based on a default under the Declaration of The Dorchester Condominiums Association, Inc. recorded on June 29, 2007 at Reception#2007101936 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 The Dorchester Condominiums Association, Inc. against real property legally described as follows: Condominium Unit 211, "The Dorchester Condominiums," in accordance with and subject to the Declaration of Covenants, Conditions and Restrictions of the Dorchester Condominiums, recorded on December 28, 1979 in Book 2079 at Page 388, (Reception No. 40530), and map recorded on December 28, 1979 in Book 15 at Page 2, City and County of Denver, Colorado Records, together with right to the exclusive use of parking space(s) No. 12 and storage locker No. 20, City and County of Denver,

State of Colorado; And also known as: 555 E. 10th Ave. #211, Denver, CO 80203.

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: February 12, 2019.

Patrick Firman, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

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DISTRICT COURT, CITY AND COUNTY OF DENVER,  
COLORADO

Court Address: 1437 Bannock St.

Denver, CO 80202

Case No.: 19CV30946

Ctrm: 215

**Plaintiffs:** CORNELIA S. SAWLE, BEVERLY JEAN CAPRA, TRUSTEE OF THE JOHN S. CAPRA TRUST  
DATED JULY 30, 2000 AND BEVERLY JEAN CAPRA,

TRUSTEE OF THE BEVERLY J. CAPRA TRUST DATED  
JULY 30, 2000

**v.**

**Defendants:** THE HEIRS AND DEVISEES OF  
CHARLES O. ATKINS, DECEASED, THE HEIRS AND  
DEVISEES OF SAMUEL E. MARSHALL, DECEASED,  
DEBRA JOHNSON AS PUBLIC TRUSTEE OF THE CITY  
AND COUNTY OF DENVER, COLORADO, AND ALL  
UNKNOWN PARTIES WHO MAY CLAIM AN INTEREST  
IN THE SUBJECT MATTER OF THIS ACTION

**SUMMONS BY PUBLICATION**

THE PEOPLE OF THE STATE OF COLORADO  
**TO DEFENDANTS THE HEIRS AND DEVISEES OF  
CHARLES O. ATKINS, DECEASED, THE HEIRS AND  
DEVISEES OF SAMUEL E. MARSHALL, DECEASED,  
AND ALL UNKNOWN PARTIES WHO MAY CLAIM AN  
INTEREST IN THE SUBJECT MATTER OF THIS  
ACTION:**

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 primarily to establish the validity and enforceability of an existing Roadway Easement which provides access to and from Plaintiffs' property in the City and County of Denver, CO.

Dated: March 15, 2019

Attorney for Plaintiffs

KARSH FULTON GABLER JOSEPH PC

Fred Gabler, #8978

Alan E. Karsh, #1620

1546 Cole Blvd, Bldg. 5, Suite 100

Lakewood, CO 80401

Phone #: 303.759.9669

E-mail: fgabler@karshfulton.com

E-mail: akarsh@karshfulton.com

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