

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 Recorders 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 SUJECT 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

SUMMONS BY PUBLICATION

Case Number: 19CV030227
DISTRICT COURT, DENVER COUNTY, COLORADO
Court Address: 1437 Bannock Street, Denver, CO 80202

Plaintiff: NORSEMAN II AT CHEESMAN PARK
CONDOMINIUM ASSOC., a Colorado non-profit
corporation,

Defendants: KATHERINE M. ANDERSON; JPMORGAN
CHASE BANK, N.A.; DEBRA JOHNSON AS PUBLIC
TRUSTEE FOR DENVER COUNTY; STEVE
ELLINGTON AS TREASURER FOR DENVER COUNTY;
UNKNOWN TENANT(S) IN POSSESSION.

THE PEOPLE OF THE STATE OF COLORADO

**TO THE ABOVE NAMED DEFENDANTS: KATHERINE
M. ANDERSON**

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

If you fail to file your answer or other response to the complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the complaint without further notice.

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

Exhibit A

CONDOMINIUM UNIT NO. 403, NORSEMAN II AT CHEESMAN PARK CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED DECEMBER 29, 1978 IN BOOK 1823 AT PAGE 127 AND FIRST AMENDMENT RECORDED JUNE 11, 1979 IN BOOK 1933 AT PAGE 81, AND CORRECTION RECORDED SEPTEMBER 28, 1979 IN BOOK 2017 AT PAGE 137, AND CONDOMINIUM MAP RECORDED ON DECEMBER 29, 1978 IN BOOK 9 AT PAGE 92, OF THE DENVER COUNTY RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: STORAGE SPACE 403, PARKING SPACE 33, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Also known as: 1243 Gaylord Street, #403, Denver, CO 80206.

Dated: March 14, 2019.

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

Attorneys for Plaintiff:
WINZENBURG, LEFF, PURVIS & PAYNE, LLP
Wendy E. Weigler, #28419
Address: 8020 Shaffer Parkway, Suite 300
Littleton, CO 80127
Phone Number: (303) 863-1870
First Publication: March 29, 2019
Last Publication: April 26, 2019
Published in Intermountain Jewish News

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
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. 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. 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, 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 REGISTER 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
First Publication: 03/15/2019

Last Publication: 04/12/2019
Published: 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. 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

Last Publication: April 5, 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.

FLORA A. 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

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 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 STATHOPOULOS, 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

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 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: **03/29/2019**:

STOCK VIN	YEAR	MAKE/MODEL
1214401996	Acura RL	005217
1214952000	Buick LeSabre	127820
1220471995	Chevrolet Prizm	062923
1219932005	Chevrolet Trailblazer	160084
1216462005	Chevrolet Classic	183690
1216171998	Chevrolet S10	253093
1213931980	Datsun 510	017173
1220221997	Dodge Grand Caravan	276862
1217192006	Dodge Magnum	494389
1214082002	Dodge Durango	215464
1220521994	Ford Explorer	C76729
1219902000	Ford Escort	244258
1218042006	Ford Expedition	A47002
1216792002	Ford F150	B21842
1216021995	Ford Explorer	A96685
1215161998	Ford Expedition	B81203
1215121999	GMC Sierra	555098
1221022002	Honda Civic	091224
1220442002	Honda Accord	008686
1217072004	Honda CB600F	000043
1216141994	Honda Civic	509260
1216002002	Honda Civic	097959
1215562002	Honda Civic	557268
1215172004	Honda Accord	006750
1215091990	Honda Civic	570716
1216122012	Hyundai Sonata	358380
1214782007	Hyundai Sonata	279844
1214742002	Infiniti I35	025173

1215081977	International Scout	D27671
1215131995	Isuzu Trooper	911553
1218242002	Jeep Grand Cherokee	137796
1217411999	Lexus GS 400	014756
1220391996	Lincoln Towncar	717534
1215762000	Lincoln Navigator	J34973
1219602011	Mazda Mazda3	455160
1217342004	Mazda MPV	500447
1214042003	Mazda Tribute	M54927
1213912005	Mercedes-Benz C 320	578702
1214961995	Mercury Sable	624177
1216112001	Mistubishi Eclipse	024944
1219161996	Nissan Sentra	750603
1217282000	Nissan Pathfinder	429534
1213951999	Nissan Maxima	104725
1218081999	Plymouth Breeze	583996
1217981995	Pontiac Bonneville	216641
1216732002	Saturn L300	530259
1215202002	Saturn L200	582510
1218262006	Scion TC	068691
1217382005	Scion TC	013113
1214611995	Subaru Impreza	510356
1220232004	Toyota Prius	012018
1215862012	Toyota Yaris	527301
1215701997	Toyota Tercel	247658
1215382005	Toyota Camry	387555
1216102000	Trailer Trailer	XXXXXX
1211932006	Toyota Solara	746069

Date of 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 Klaus' Towing abandoned vehicle sale: Address: 3880 Wabash Street, Colorado Springs, Colorado, 80906, Phone: (719) 391-0600.
Sale Date: **03/29/2019:

STOCK VIN	YEAR	MAKE/MODEL
1217132004		BMW 545 I 112149
1220642000		Chevrolet Cavalier 129531
1220622004		Chevrolet Trailblazer 390339
1216772004		Ford Freestyle A61032
1218392000		Ford Expedition A55475
1216092002		Ford Explorer C33841
1218292005		Ford Ranger A32014
1214981997		GMC K1500 Suburban 505891
1220862014		Hyundai Elantra 036981
1220242002		Jaguar X type 2.5 C41556
1220282018		Kia Optima 233783
1214862003		Lincoln Aviator J36572
1218252002		Mercury Cougar 601142
1220721988		Nissan Sentra 537672
1219702005		Nissan Sentra 570757
1217111993		Nissan Sentra 776625
1215101999		Saab 9-5 SE 075764
1215001992		Saturn SL 166725
1220891998		Volvo S70 492524

Date of 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 **Colorado Auto Recovery, INC.**, 281 E. 55th Ave, Denver CO 80216, 720-400-9995.

YEAR/MAKE/MODEL	VIN #
2002 CHRYSLER SEBRING	324254
2008 MAZDA CX7	207676
2006 SCION SB	051141
1999 HONDA CIVIC	060270
2004 BMW X5	U22127
2001 JEEP GRAND CHEROKEE	586851
2001 ISUZU TROOPER	J13521
2018 DODGE GRAND CARAVAN	200238
2007 HONDA CIVIC	060820
1998 BUICK PARK AVENUE	619360
1999 FORD EXPEDITION	B34350
2001 MITSUBISHI ECLIPSE	030330
2004 NISSAN MURANO	328463

Date of Publication: March 29, 2019
Published: Intermountain Jewish News

**NOTICE OF SALE BY
ELITE TOWING & RECOVERY
4800 Washington St.
Denver, CO80216
720-295-6062**

The following individuals are hereby notified that their vehicle will be sold at **ELITE TOWING & RECOVERY**, 4800 Washington St., Denver, CO 80216:

YEAR/MAKE/MODEL	VIN #
2008 Echo Trailer	023574
2008 Ford F150	B17526
2006 Jeep Liberty	279846
2004 Mitsubishi Endeavor	020351

Date of Publication: March 29, 2019
Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF
NAME
Case No. 19C02060
Courtroom 175**

Public Notice is given on 3-22-2019 that a Petition for a Change of Name of an Adult has been filed with the Denver County Court.
The Petition requests that the name of TIMOTHY ROBERT VALDEZ III be changed to TIMOTHY ROBERT GALLEGOS.

Clerk of the Court
First Publication: March 29, 2019
Second Publication: April 5, 2019
Last Publication: April 12, 2019
Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF
NAME
Case No. 19C02052
Courtroom 175**

Public Notice is given on 3-22-2019 that a Petition for a Change of Name of an Adult has been filed with the Denver County Court.

The Petition requests that the name of TIEN MY NGUYEN be changed to IVY TIEN SKYE.

Clerk of the Court

First Publication: March 29, 2019

Second Publication: April 5, 2019

Last Publication: April 12, 2019

Published: 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

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
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

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

First Publication: March 15, 2019

Last Publication: April 12, 2019

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 19CV119

Courtroom 320

Public Notice is given that a Petition for a Change of Name of a Minor Child has been filed with the DENVER DISTRICT Court on February 27, 2019.

The Petition requests that the name of DENISSE MEDINA MELGOZA be changed to DENISSE GARCES MELGOZA.

Clerk of the Court

Publication Date: March 29, 2019

Published: Intermountain Jewish News

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

NOTICE

To: First Mortgagees of *Units/Lots* in *Association*

Date: *Date*

Re: Notice of Proposed Declaration Amendment

The purpose of this notice is to provide written notice of the proposed *Declaration Amendment* ("Declaration Amendment") to first mortgagees of *Unit(s)/Lot(s)* within the community of *Association* ("Association"), pursuant to C.R.S. § 38-33.3-217(1)(b)(I). The Association, through its Board of Directors and with assistance from legal counsel, has prepared the proposed Declaration Amendment to the existing *Declaration*, which is located in the *City and* County of *County*, State of Colorado, and was recorded in the real property records of the *City and* County of *County*, Colorado on *Date*, at Reception No. *Reception No.*, as it may have been amended and supplemented from time to time ("Declaration").

The consent of *percent* percent (*percent*%) of first mortgagees is required to approve the proposed Declaration Amendment, pursuant to Article ***, Section *** of the Declaration. The general purpose of the Declaration Amendment is *General Purpose of Declaration Amendment*. *(Included to satisfy C.R.S. §

38-33.3-308(1))* The general nature of the Declaration Amendment is *general nature of Declaration Amendment*.

A first mortgagee shall be deemed to have approved the proposed Declaration Amendment, if said first mortgagee does not deliver to the Association a negative response within sixty (60) days after the date of this notice, pursuant to C.R.S. § 38-33.3-217(1)(b)(II). You may deliver your response in writing to the Association, c/o Moeller Graf, P.C., 385 Inverness Pkwy., Suite 200, Englewood, CO 80112, but you are not required to respond.

Please review this notice carefully. It may affect first mortgagees' rights in the Lot(s) within the Association's community in which first mortgagees may have an interest.

A copy of the proposed Declaration Amendment may be obtained by contacting *(Pick one)* the Association's management, *Management Company*, at *Telephone #* or via e-mail at *email address* *(OR)* Moeller Graf, P.C., at 720-279-2568 or via email at *email address*.

First Publication Date:

Second Publication Date:

Published: Intermountain Jewish News