

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. 2019PR54**

**In the Matter of the Estate of
BUFORD YARBROUGH, JR., Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the ARAPAHOE COUNTY DISTRICT COURT, 7325 SOUTH POTOMAC STREET, CENTENNIAL COLORADO, 80112, 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, CO 80207
(303) 377-2933 Voice
(303) 377-2834 Facsimile
w.vaden@cityparklaw.com

First Publication: April 5, 2019
Second Publication: April 12, 2019
Last Publication: April 19, 2019
Published: Intermountain Jewish News

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

Case No. 2019PR30363

**In the Matter of the Estate of
MARY ELIZABETH FLOYD a/k/a
MARY E. FLOYD, 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 August 12, 2019, or the claims may be forever barred.

ELLEN M. FLOYD
Personal Representative
1622 Race St.
Denver, CO80206

ELLEN M. FLOYD, Esq. Atty. Reg. #: 16858
Attorney for the Personal Representative
Busacca & Floyd, P.C.
1622 Race Street
Denver, CO80206
Phone Number: 303-333.8977
FAX Number: 303.399.9820
E-mail: ellenfloyd@mindspring.com
First Publication: April 12, 2019
Second Publication: April 19, 2019

Last Publication: April 26, 2019
Published: Intermountain Jewish News

**NOTICE OF SHERIFF'S SALE
2018CV33380
SHERIFF SALE NO. 19001180**

TO THE DENVER COUNTY SHERIFF

Pursuant to the terms of the Deed of Trust described as follows:

Original Grantor(s): JAMES LEE WACHHOLZ-pursuant to Order on Motion for Entry of Default and Default Judgment for Judicial Foreclosure dated December 28, 2019 and recorded January 2, 2019 at Reception No. 2019000069 Denver County records.

Original Beneficiary: CTP Funding, LLC, an Arizona limited liability company dba Capstone Financial
Holder of Evidence of Debt: CTP FUNDING, LLC DBA CAPSTONE FINANCIAL

Date of Deed of Trust: April 09, 2018

Recording Date of Deed of Trust: April 17, 2018

Book and Page No. or Reception No. of Recorded Deed of Trust: In book, on page, at Reception No. 2018045001, and

County of Recording: DENVER

Original Principal Amount of Evidence of Debt: \$726,000.00

Outstanding Principal Amount of Evidence of Debt as of the date hereof: \$726,000.00

The real property to be foreclosed is described as:

THE NORTH 37 1/2 FEET OF PLOT 5 AND THE SOUTH 25 FEET OF PLOT 6, ALL IN BLOCK 7, THE EASTERN CAPITOL HILL SUBDIVISION, AND THE EAST ONE-HALF OF THE VACATED ADJOINING SAID PORTIONS OF PLOTS 5 AND 6, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Which has the address of: 311 DEXTER STREET, DENVER, CO 80220

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST. **THE LIEN OF THE DEED OF TRUST TO BE FORECLOSED MAY NOT BE A FIRST LIEN.**

YOU ARE NOTIFIED AS FOLLOWS:

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED. YOU MAY HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES AS A RESULT OF SAID FORECLOSURE PURSUANT TO COLORADO STATUTES. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE ANY DEFAULT UNDER THE INSTRUMENT BEING FORECLOSED. A COPY OF THE STATUTES, AS SUCH STATUTES ARE PRESENTLY CONSTITUTED, IS ATTACHED HERETO. HOWEVER, YOUR RIGHTS MAY BE DETERMINED BY PREVIOUS STATUTES.

The Holder of the debt secured by the Deed of Trust declares a violation of the covenants of said Deed of Trust for reasons including, but not limited to, the failure

to make payments as provided for in the Deed of Trust and Negotiable Instrument. The foreclosure proceedings have been commenced at the request of plaintiff, CTP FUNDING, LLC DBA CAPSTONE FINANCIAL, the legal Holder of the debt secured by the Deed of Trust. The name, address and telephone number of the attorney representing Holder of the Debt is as follows:

Monica Kadrmas, Esq. Reg. No. 34904
Joseph D. Degiorgio, Esq. Reg. No. 45557
Nichole R. Williams, Esq. Reg. No. 45041
Randall M. Chin, Esq. Reg. No. 31149
Barrett Frappier & Weisserman, LLP
1199 Bannock Street
Denver, Colorado 80204
(303) 350-3711

NOTICE OF SALE

The undersigned will on June 6th, 2019, at 10:00 a.m., at the Denver City and County Building, located on 1437 Bannock Street, Denver, CO 80202 (front steps), sell the Property at public auction to the highest bidder who has submitted bid funds to the undersigned as specified by C.R.S. 38-38-106 (7) to pay the Debt and certain other sums, all as provided by applicable law and the Deed of Trust. Sale inquiries can be made to the Denver Sheriff's Department at 720-865-9556. BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS PAYABLE TO THE REGISTRY OF THE DENVER DISTRICT COURT.

DATED: March 21, 2019
Patrick Firman, Sheriff
City and County of Denver, Colorado
By: Deputy Sheriff Sergeant T. Havens
First Publication: 04/12/2019
Final Publication: 05/10/2019
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2017CV033207 DIVISION NO. 269

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

Plaintiff, Wildhorse Ridge Condominium Association, Inc. v. Defendants, DEANDRA HARRELL; JPMORGAN CHASE BANK, NATIONAL ASSOCIATION; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; DENVER COUNTY PUBLIC TRUSTEE, as DENVER Public Trustee
Regarding: Condominium Unit 1102, Wildhorse Ridge Condominiums, according to the Condominium Map thereof, recorded on February 17, 2006, at Reception No. 2006029871 in the records of the Office of the Clerk and Recorder of the City and County of Denver, Colorado, and as defined and described in the Condominium Declaration for Wildhorse Ridge Condominiums, recorded on September 22, 2004, at Reception No. 2004197365, in said Records, City and County of

Denver, State of Colorado. Also known as: 5800 Tower Rd, #1102, 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 Civil Division of the Sheriff's Office of Denver County, Colorado at 10:00 A.M., on the 6th, day of June, 2019, **at the front steps of the Denver 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.

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

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.

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

NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM

RE: Sheriff's Sale of Real Property pursuant to Order and Decree of Foreclosure 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 a Court Order and Decree dated December 14, 2017, and C.R.S. 38-38-101 et seq., by Wildhorse Ridge Condominium Association, Inc., the current holder of a lien recorded on , in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The judicial foreclosure is based on a default under the Declaration of Covenants, Conditions, and Restrictions of Wildhorse Ridge Condominium Association, Inc., recorded on 9/22/2004 at Reception No. 2004197365 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The Declaration and notices, as recorded, establish a lien for the benefit of Wildhorse Ridge Condominium Association, Inc., **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS.**

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. Any Notice of Intent to Cure must be filed no later than fifteen (15) calendar days prior to the date of the foreclosure 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.**

In this regard, you may desire and are advised to consult with your own private attorney.

IF THE BORROWER BELIEVES 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 FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFBP), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

Colorado Attorney General
1300 Broadway,
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov
Federal Consumer Financial Protection Bureau
10th Floor P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov

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.

DATED in Colorado this 18th, day of March, 2019.

Patrick Firman, Sheriff
City and County of Denver, Colorado
By: Deputy Sheriff Sergeant Line
ATTORNEY FOR THE PLAINTIFF:
ORTEN CAVANAGH & HOLMES, LLC
1445 Market Street, Suite 350
Denver, CO 80202
First Publication: April 12, 2019
Last Publication: May 10, 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: **April 20, 2019:**

YEAR/MAKE/MODEL	VIN
2017 Chevrolet Cruze	179349
1982 Yamaha XJ650	001435
1998 Saturn SL1	164013
2013 Volkswagen Tiguan	615433
2005 Dodge Neon	190982

1989 Chevrolet G30 159699

2004 Honda Accord 103131

Date of Publication: April 19, 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: **04/19/2019:

STOCK VIN	YEAR	MAKE/MODEL
1237071989		Chevrolet Celebrity 505829
1238022005		Chevrolet Malibu 256280
1240381999		Chevrolet Prism 413709
1236142003		Chevrolet Blazer 148075
1241541998		Chevrolet C1500 128241
1242711997		Dodge Grand Caravan 331921
1236101999		Dodge Durango 652172
1237011996		Dodge Ram655843
1222872001		Dodge Neon 183577
1235782011		Ford Escape A07859
1238091999		Ford Explorer B89277
1241551997		Ford Explorer B41007
1241401988		Ford Taurus 282638
1242451995		GMC Vandura 543004
1236061989		Honda Accord 123220
1236522002		Hyundai Elantra 427578
1242682003		Hyundai Tiburon 032003

1238831995	Isuzu Rodeo	307565
1239362006	Kia Spectra	272615
1242542001	Mitsubishi Eclipse	218470
1228411995	Nissan 200SX	527838
1236752004	Pontiac Sunfire	142263
1235881999	Oldsmobile Bravada	720615
1239061999	Nissan Pathfinder	297247
1239162004	Saturn Vue	812337
1241782001	Subaru Forester	726182
1238121989	Toyota Tercel	302733
1240462004	Volkswagen Passat	085193

Date of Publication: April 19, 2019

Published: Intermountain Jewish News

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 #
1985 Mercedes	222443
2017 Dodge	682984
2009 Chevrolet Impala	203310
2000 Honda	019854
2009 Infinity	352374
2007 Hyundai	185107
2003 GMC Yukon	112320

Date of Publication: April 19, 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 #
2000 CHEVROLET TAHOE	190197
2000 JEEP WRANGLER	703223
2002 CHRYSLER 300	218828
2009 CHEVROLET MALIBU	180166
2001 JEEP CHEROKEE	517703
2006 PONTIAC G6	144007
2014 SUBARU IMPREZA	014525
2004 HYUNDAI SANTA FE	596994
2003 JEEP LIBERTY	619058
1997 MERCURY VILLAGER	J60366
2008 VOLVO S60	673309
2000 FORD EXPLORER	A93193

Date of Publication: April 19, 2019
Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Wyatt's, Lone Star, Boulder Valley Towing, and Klaus' Towing abandoned vehicle sale: Address: 5130 Brighton Boulevard, Denver, CO 80216, Phone: (303) 777-2448. **Sale Date: **04/19/2019**:

STOCK	YEAR	MAKE/MODEL
VIN		
1238142002	Acura 3.5 RL	007853
1238011999	Audi A6	039826

1237392002	Audi ALLROAD	148161
1240922004	BMW 330I	M38061
1237972004	Buick LeSabre	257977
1236012002	Buick Rendezvous	561267
1234702000	Buick Regal	115662
1240232004	Cadillac Escalade	282808
1240832008	Chevrolet Impala	375563
1238881996	Chevrolet K2500	163293
1237052003	Chevrolet Tracker	951607
1237022002	Chevrolet Cavalier	477273
1235442005	Chevrolet Avalanche	177893
1234492005	Chevrolet Malibu	112229
1239102004	Chrysler Sebring	318102
1239412000	Dodge Grand Caravan	750067
1234562000	Dodge Grand Caravan	782965
1240901995	Ford Explorer	B98155
1240402001	Ford F150	F58087
1238701995	Ford Mustang	230151
1238382000	Ford Explorer	B08021
1237902001	Ford Mustang	144374
1237152004	Ford Focus	116966
1235821990	Ford Club Wagon	B68312
1234832004	Ford Mustang	114287
1235972004	GMC Envoy	204845
1241262018	Homemade Trailer	NONE
1238371999	Honda Accord	151464
1238322004	Honda Accord	097320
1237722002	Honda Odyssey	574072
1237242002	Honda Accord	020208
1235262004	Honda Odyssey	500971

1240282005	Hyundai Santa Fe	950702
1239472002	Hyundai Accent	392013
1238892015	Hyundai Elantra	573712
1234542010	Hyundai Elantra	178725
1239652015	Jeep Grand Cherokee	189632
1239661997	Jeep Grand Cherokee	555636
1239541994	Jeep Cherokee	250523
1239301997	Jeep Grand Cherokee	586206
1235171992	Jeep Wrangler	531061
1235921991	Lexus LS 400	089136
1234581999	Lexus RX 300	035762
1241081998	Mazda 626	708443
1239032016	Mazda 6	480006
1234601986	Mazda B2000	577840
1239772018	Nissan Sentra	252782
1239682015	Nissan Altima	341082
1235851997	Nissan Sentra	015726
1238232004	Pontiac Grand Prix	259999
1237272000	Pontiac Sunfire	425405
1234532004	Pontiac Sunfire	211540
1239891999	Saturn SL2	288648
1240442000	Subaru Impreza	403580
1238672013	Subaru Outback	296303
1241282006	Toyota Corolla	093954
1238861997	Toyota Corolla	652149
1237171990	Toyota 4Runner	010692
1236091994	Toyota Camry	217969
1234572001	Volvo S80	189787
1226622014	Toyota Tacoma	088470

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DISTRICT COURT, CITY AND COUNTY OF DENVER
COLORADO

1437 Bannock Street

Denver, Colorado 80202

Case Number: 18CV30145

Div.: 215

Plaintiff:

BEAUVALLON CONDOMINIUM ASSOCIATION, INC., a
Colorado nonprofit corporation

v.

Defendants:

CARLA S. WRIGHT; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.; KEYBANK
NATIONAL ASSOCIATION; UNITED STATES OF
AMERICA; STEVE ELLINGTON, as the Denver County
Treasurer; and DEBRA JOHNSON, as the Denver
County Public Trustee

Attorneys for Beauvallon Condominium Association, Inc.:

Jonathan G. Pray, #36576

David B. Meschke, #47728

Brownstein Hyatt Farber Schreck, LLP

410 17 Street, Suite 2200

Denver, CO 80202

Phone: (303) 223-1100

Emails: jpray@bhfs.com; dmeschke@bhfs.com

Attorneys for Carla S. Wright:

Patrick D. Vellone, #15286

Lance Henry, #50864

Allen Vellone Wolf Helfrich & Factor, PC
1600 Stout Street, Suite 1100
Denver, CO 80202
Phone: (303) 534-4499
Emails: pvellone@allen-vellone.com;
lhenry@allen-vellone.com

Notice of SHERIFF'S Sale

TO WHOM IT MAY CONCERN:

Pursuant to a Judgment, entered on January 22, 2019, and Stipulated Decree of Foreclosure entered in this action on February 11, 2019 (collectively, the "Judgment and Decree"), I am ordered to sell the property described below (the "Property"), which is encumbered by assessment liens owed to the Beauvallon Condominium Association, Inc. (the "Association") described in the Judgment and Decree:

PARCEL A:

CONDOMINIUM UNIT 15A-ST, BEAUVALLON, PHASE 2, ACCORDING TO THE CONDOMINIUM MAP RECORDED MAY 27, 2004, UNDER RECEPTION NO. 2004115930 AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION OF BEAUVALLON, RECORDED MARCH 3, 2004, UNDER RECEPTION NO. 2004060251 AND AMENDMENT RECORDED APRIL 23, 2004, AT RECEPTION NO. 2004095033, AND AMENDMENT RECORDED MAY 27, 2004 AT RECEPTION NO. 2004115929 AND AMENDMENT RECORDED JANUARY 27, 2005, AT RECEPTION NO. 2005017447, IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY

OF DENVER, COLORADO, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE(S) 69, 70 AND 71, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has an address of: 925 Lincoln Street, Unit 15A, Denver, CO 80202.

The warranty deed for the Property was originally granted by the Beauvallon Corporation to Carla S. Wright. The deed was recorded with the City and County of Denver on September 13, 2005 with the reception number 2005154817.

The Judgment is in favor of the Association, and against Carla S. Wright, in the amount of \$144,596.00, plus costs and attorneys' fees, which are currently before the Court pending resolution of the Association's Combined Motion for Attorneys' Fees and Bill of Costs. The current outstanding principal balance of the Judgment due to the Association is \$129,875.73.

The current Lien Holder, described herein, has filed the decree of foreclosure for sale as provided by law.

The Association's liens on the Property are secured by the Amended and Restated Condominium Declaration of the Beauvallon (the "Declaration"), recorded with the City and County of Denver on March 7, 2016, which provides the Association with a lien against the Property for all assessments, interest, late charges, fines, attorneys' fees, and costs. The Declaration authorizes the Association to foreclose on its assessment liens.

Similarly, the Colorado Common Interest Ownership Act, C.R.S. §§ 38-33.3-101 to 401, provides that the Association has liens for all assessments, interest late

fees, fines, attorneys' fees, and costs, and that the Association may foreclose on its assessment liens in the same manner as a mortgage on real estate.

The names of the attorneys representing the Association, which has the assessment liens that are being foreclosed, are Jonathan Pray and David Meschke of the law firm Brownstein Hyatt Farber Schreck LLP, 410 17th Street, Suite 2200, Denver, CO 80202, (303) 223-1100.

THEREFORE, Notice Is Hereby Given that I, at public auction, at 10:00 a.m. on June 13th, 2019, at the front steps of the Denver City and County Building, 1437 Bannock Street, Denver, CO 80202, phone number 720-865-9556., will sell to the highest and best bidder, the Property, for the purpose of paying the indebtedness provided in the Association's liens, plus attorneys' fees and costs, the expenses of sale and other items allowed by law, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN
BIDDERS ARE REQUIRED TO HAVE CASH OR
CERTIFIED FUNDS PAYABLE TO THE REGISTRY OF
THE DENVER DISTRICT COURT.**

This proceeding may result in the loss of property in which you have an interest and may create a personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure proceeding.

If the borrower believes that a lender or service 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 Consumer Financial Protection Bureau ("CFPB"), or both, but the filing of a complaint will not stop the foreclosure process.

The contact information for the office of the Colorado Attorney General is:

1300 Broadway
Denver, CO 80203
(720) 508-6000

The contact information for the CFPB is:

Consumer Financial Protection Bureau
PO Box 2900
Clinton, IA 52733-2900
(855) 411-2372

DATED: March 21, 2019

Patrick Firman, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

Date of First Publication: April 19th, 2019

Date of Last Publication: May 17th, 2019

Name of Publication: The Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Case No. 19PR0031**

**In the Matter of the Estate of
JOHN DAVID POLEY, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City

and County of Denver, Colorado, on or before June 15, 2019, or the claims may be forever barred.

MERCEDES POLEY
Personal Representative
1369 Osceola St.
Denver, CO80204

First Publication: April 19, 2019
Second Publication: April 26, 2019
Last Publication: May 3, 2019
Published: Intermountain Jewish News

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

Case No. 2019PR030282

In the Matter of the Estate of

**FLORENCE E. JACKSON, a/k/a FLORENCE ELAINE
JACKSON, 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 31, 2019, or the claims may be forever barred.

SCOTT ALAN PAULSON
Personal Representative
459 Entrada Cr.
Golden, CO80401

CHARLES A. MILLER, Atty. Reg. # 5841
Attorney for the Personal Representative
Miller & Urtz LLC
1660 Lincoln St., Suite 2850

Denver, CO80264
Phone Number: 303-861-1200
FAX Number:303-830-0115
E-mail: cam@millerurtz.com
First Publication: April 5, 2019
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**NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.**

Case No. 19PR30311

In the Matter of the Estate of

**MICKEY JORDAN MANDEL, aka MICKEY J. MANDEL
and MICKEY MANDEL, 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 August 5, 2019, or the claims may be forever barred.

DONNA ROSE MANDEL
Personal Representative
299 Madison Street
Denver, CO80206

AMY MANDEL SPRINGER, Atty. Reg. #: 20898
Attorney for the Personal Representative
Springer & Steinberg, PC
1600 Broadway, Suite 1200
Denver, CO80202
Phone Number: (303) 861-2800

FAX Number: (303) 832-7116
E-mail: aspringer@springersteinberg.com
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NOTICE

To: First Mortgagees of Units in The Windsor Condominiums

Date: April 4, 2019

Re: Notice of Proposed Declaration Amendment

The purpose of this notice is to provide written notice of the proposed Amendments to the Condominium Declaration for the Windsor ("Declaration Amendment") to first mortgagees of Units within the community of The Windsor Condominium 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 Condominium Declaration for The Windsor, which is located in the City and County of Denver, State of Colorado, and was recorded in the real property records of the City and County of Denver, Colorado on August 5, 1982, in Book 2632 at Page 445, as it may have been amended and supplemented from time to time ("Declaration").

The consent of one hundred percent (100%) of first mortgagees is required to approve the proposed

Declaration Amendment, pursuant to Article 11, Section 11.5 of the Declaration. The proposed amendment pertains to the following: 1) Increasing the amount that may be spent on capital improvements from \$10,000 to \$30,000 with automatic annual increases; 2) Terminating the Initial Assessment Requirement on October 1, 2019; 3) Creating an Entrance Assessment of twice the monthly assessment upon transfer of title with such assessment to be kept by the Association; 4) To limit leasing to a minimum of 30 days with a 12 month grandfather exemption for those currently utilizing Units for short-term rentals; 5) To provide that collection, filing and storing of leases will be done at no cost to Owners; 6) Deleting an irrelevant provision pertaining to a lease with an option to purchase Units 510 and 511 from the developer; 7) Changing the threshold for amending the Declaration from 75% of Owners (statutorily lowered already to 67%) and eliminating the requirement to obtain approval from all first mortgagees; and 8) Eliminating Exhibit C of the Declaration titled "Rental Adjustments" pertaining to units 510 and 511 that is no longer relevant.

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 Unit(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 Moeller Graf, P.C., at 720-279-2568 or via email at tmoeller@moellergraf.com.

First Publication: April 12, 2019

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(303) 239-6667

jeansmollett@gmail.com

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NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Case No. 19PR30356

In the Matter of the Estate of

JENNIFER EMIKO UBA, 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 31, 2019, or the claims may be forever barred.

C. JEAN SMOLLETT

Attorney for the Personal Representative

11180 W. 44th Avenue

Wheat Ridge, Colorado 80033

C. JEAN SMOLLETT, #10704

Attorney for the Personal Representative

Attorney at Law

11180 W. 44th Avenue

Wheat Ridge, Colorado 80033