

DISTRICT COURT, DENVER COUNTY, STATE OF  
COLORADO  
CIVIL ACTION NO.: 2017CV32366 DIVISION NO.: 215  
**NOTICE OF SHERIFF'S SALE** OF REAL PROPERTY  
Plaintiff: WESTCHESTER SOUTH ASSOCIATION OF  
CONDOMINIUM OWNER

vs.

Defendants: JANET A. BURGESSER; MORTGAGE  
ELECTRONIC REGISTRATION SYSTEMS, INC.;  
PRINCIPAL RESIDENTIAL MORTGAGE, INC.; CITY  
AND COUNTY OF DENVER COMMUNITY PLANNING  
AND DEVELOPMENT; DEBRA JOHNSON as the Public  
Trustee of Denver County, Colorado; ANY PARTY IN  
POSSESSION OF THE SUBJECT REAL PROPERTY;  
and ANY AND ALL UNKNOWN PERSONS WHO MAY  
CLAIM AN INTEREST IN THE SUBJECT REAL  
PROPERTY.

Regarding: CONDOMINIUM UNIT NO. 4, BUILDING NO.  
E, WESTCHESTER CONDOMINIUMS SOUTH,  
ACCORDING TO THE MAP THEREOF FILED FOR  
RECORD IN CONDOMINIUM BOOK 10 AT PAGES 25  
THROUGH 57 INCLUSIVE, IN ACCORDANCE WITH  
AND SUBJECT TO THE DECLARATION OF PAGES  
484 THROUGH 580 INCLUSIVE, CITY AND COUNTY  
OF DENVER, STATE OF COLORADO.

Also known as: 3671 W. Union Avenue, Denver, CO  
80236 ("Property").

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 28th, day of June 2018, at  
the front steps of the City and County Building, 1437  
Bannock Street, Denver, Colorado 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 CERTIFIED  
FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID  
AT TIME OF SALE. CERTIFIED FUNDS MUST BE  
MADE PAYABLE TO THE DENVER DISTRICT COURT  
REGISTRY \*\***

Further, for the purpose of paying off, curing default or  
redemption, as provided by statute, intent must be  
directed to or conducted at the above address of the Civil  
Division of the Sheriff's Department of Denver County,  
Colorado.

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

First Publication: 5/4/2018

Last Publication: 6/1/2018

Published In: The Intermountain Jewish News

**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 February 12, 2018, and C.R.S. § 38-38-101 et seq., by Westchester South Association of Condominium Owner, the current holder of a statutory lien, 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 Clarified and Restated Declaration and Protective Covenants for Westchester Condominiums South recorded on October 4, 1999 at Reception No. 9900173235 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 Westchester South Association of Condominium Owner, 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 C.R.S. § 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION C.R.S. § 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 Federal Consumer Financial Protection Bureau

1300 Broadway, 10th Floor P.O. Box 4503  
Denver, Colorado 80203 Iowa City, Iowa 52244  
(800) 222-4444 (855) 411-2372

[www.coloradoattorneygeneral.gov](http://www.coloradoattorneygeneral.gov)

[www.consumerfinance.gov](http://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 5th day of April, 2018.

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

NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Case No. 18PR30516

In the Matter of the Estate of

CHARLES BERNARD FRARY, 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 September 15, 2018, or the claims may be forever barred.

JEFF FRARY

c/o MARK A. WESEMAN, Esq.

Personal Representative

2 Garden Center, Suite 305

Broomfield, CO80020

MARK A. WESEMAN, Esq. Atty. Reg. #: 28886

Attorney for the Personal Representative

2 Garden Center, Suite 305

Broomfield, CO80020

Phone Number:303-464-7905

FAX Number:303-439-7030

First Publication: May 4, 2018

Second Publication: May 11, 2018

Last Publication: May 18, 2018

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: 05/11/2018:

STOCK	YEAR	MAKE/MODEL
	VIN	
92113	2000	Piaggio Vespa
91776	2001	Acura MDX 515437
92205	1980	Boat Trailer 030487
92103	2002	Buick Century 231655
92198	2003	Cadillac DeVille 184097
92303	2000	Chevrolet Cavalier 415327
92241	2011	Chevrolet Silverado 308773
92196	2013	Chevrolet Express 160520
92167	2004	Chevrolet Blazer 160639
92159	2002	Chevrolet Tahoe 184225
92149	2000	Chevrolet Tahoe 135635
92116	2007	Chevrolet Impala 334196
92096	2005	Chevrolet Tahoe 170492
92044	1997	Chevrolet Venture 141238
91995	2009	Chevrolet Impala 197337
91854	2001	Chevrolet Cavalier 233867
91805	2008	Chevrolet Equinox 301430

91789	1999	Chevrolet Astro Van	142445
92188	2004	Chrysler PT Cruiser	226623
91903	1999	Chrysler Concorde	544785
91785	1999	Chrysler 300M	235964
91981	2013	Dodge Avenger	506302
92293	2001	Ford Taurus161498	
92260	1999	Ford Taurus223196	
92028	2001	Ford Windstar	A11805
91978	1994	Ford Explorer	A75449
91971	2005	Ford Freestyle	A13971
91961	2007	Ford F250	B08335
91923	2009	Ford Escape	C03187
91801	2000	Ford Explorer	A24970
91715	2007	Ford Mustang	267012
91771	1989	GMC Sierra	539614
92290	2004	Honda Accord	105734
92197	2004	Honda Accord	019395
92086	2008	Honda Accord	027438
92013	2003	Honda Accord	022076
91802	2008	Honda Accord	063887
91796	2017	Hyundai Azera	572502
92166	2004	Isuzu Rodeo S	313142
92254	2011	Jeep Grand Cherokee	562647
92111	1992	Jeep Cherokee	136158
91788	1998	Jeep Grand Cherokee	149032
91759	2006	Jeep Commander	200155
91882	2010	Kia Forte	071164
92187	1990	Lexus LS 400	026688
92134	1998	Lincoln Continental	742884
92119	2000	Mitsubishi Galant	150102
92294	2006	Nissan Altima	380896

92194	2000	Nissan Xterra	527689
92460	2014	Nissan Versa	824805
91950	2014	Nissan Altima	228646
91894	1993	Nissan Sentra	781782
92213	1999	Oldsmobile Silhouette	251425
92100	1996	Plymouth Voyager	342260
92080	2000	Plymouth Grand Voyager	506214
92107	2002	Pontiac Grand Prix	107133
92061	2005	Saturn Ion	181772
92274	2018	Subaru Forester	454466
92123	1990	Toyota Corolla	109274
91929	2015	Toyota Highlander	170097
91901	1989	Toyota Camry	306917
91810	2001	Toyota Sequoia	027948
91969	1994	Volvo 960	047375
64793	1970	Buick GS	197556

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

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

YEAR/MAKE/MODEL	VIN #
1999 Ford F150 Red	A41302
2010 Mazda Mazda 3 Black	202891
1999 Mercedes-Benz M-class White	081040

1987 Oldsmobile Cutlass Supreme White 337758  
2004 Jeep Cherokee Silver 165715  
Date of Publication: May 11, 2018  
Published: Intermountain Jewish News

DISTRICT COURT, CITY AND COUNTY OF DENVER,  
STATE OF COLORADO  
SUMMONS [BY PUBLICATION]  
Case No.: 2018CV30186  
Division/Ctrm.: 275

Plaintiff(s): THE PARKFIELD MASTER OWNERS  
ASSOCIATION, INC., a Colorado nonprofit corporation  
v.

Defendant(s): ELEANOR J. OLIVER; ARGENT  
MORTGAGE COMPANY, LLC; JPMORGAN CHASE  
BANK, N.A.; MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC.; JPMC SPECIALTY  
MORTGAGE, LLC; DENVER COUNTY/DISTRICT  
COURT; and DEBRA JOHNSON as the Denver County  
Public Trustee

THE PEOPLE OF THE STATE OF COLORADO  
TO THE ABOVE-NAMED DEFENDANT(S):

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 for judicial foreclosure under C.R.C.P.  
Rule 105 and damages seeking to foreclose a statutory  
lien on the following property:

Lot 38, Block 1, Parkfield Filing No. 8, CITY AND  
COUNTY OF DENVER, STATE OF COLORADO

Dated:

MOELLER GRAF, P.C.

Eric R. McLennan, #34468

MOELLER GRAF, P.C.

David J. Graf, #26070

Timothy M. Moeller, #31150

Eric McLennan, #34468

Address: 385 Inverness Parkway, Suite 200

Englewood, Colorado 80112

Phone Number: (720) 279-2568

First Publication: April 27, 2018

Last Publication: May 25, 2018

Published in the *Intermountain Jewish News*

PURSUANT TO §15-12-801, C.R.S.

Case No. 2018PR000128

In the Matter of the Estate of

DWAYNE THOMAS NOGA, 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 CO 80112 on or before September 4, 2018, or the claims may be forever barred.

WAYNE E. VADEN, ESQ. #21026  
CITY PARK LAW GROUP, LLC  
3401 Quebec Street Suite 9350  
Denver, CO 80207  
Telephone: (303) 377-2933  
Facsimile: (303) 377-2834  
w.vaden@cityparklaw.com  
First Publication: May 4, 2018  
Second Publication: May 11, 2018  
Last Publication: May 18, 2018  
Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at jet towing, 2655 E. 52nd Ave., Lot 30B, Denver CO, 80216. Phone:720-441-4538.

YEAR/MAKE/MODEL VIN #  
2007 Ford E-450 B27050

Date of Publication: May 11, 2018  
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NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at DEN Towing Specialists, abandoned vehicle sale: Address: 9339 E. 96th Ave, Henderson, CO 80640, Phone: 303-859-5522.

YEAR/MAKE/MODEL VIN  
1998 Jeep Grand Cherokee 286662

1978 HMD Trailer 374COLO  
2002 Infiniti I35 022051  
1979 Dodge Power Wagon 135614  
Date of Publication: May 11, 2018  
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: 05/11/2018:

STOCK	YEAR	MAKE/MODEL	VIN
92099	1998	Acura 3.5	010622
92124	1997	Audi A4	092465
91779	2003	Cadillac DeVille	123929
91794	1994	Cadillac Eldorado	604139
91902	2014	Chevrolet Malibu	193556
91710	2000	Chrysler Cirrus	203056
91617	2000	Dodge Caravan	864944
91845	2003	Dodge Caravan	100214
91891	2009	Ford Focus	119357
91884	2003	Ford F150	A76155
91705	2000	Ford Windstar	A12218
91893	1992	GMC Sierra	535339
91786	1979	GMC K1500	506146
91982	2005	Honda Civic	016963
91712	1995	Honda Civic	576581
91399	2006	Hyundai Sonata	081119
92120	2005	Hyundai Accent	674042

92109 2003 Jeep Liberty 598995  
91791 1999 Mercury Sable 637023  
92129 2004 Pontiac Grand Am 508075  
91974 2006 Saab 93128834  
91689 2003 Saturn Ion 177655  
91696 2004 Saturn Vue 860460  
91881 1996 Toyota Avalon 090644  
89345 2003 Toyota 4 Runner 006803  
91790 2007 Volkswagen New Beetle 419049  
91880 2007 Volkswagen Jetta 011782  
Date of Publication: May 11, 2018  
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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 #
1993 Mercury Sable	641324
1997 Saturn SL	173230
2009 Dodge Avenger	520226
2005 Mazda 6	M07906
2004 Mercedes C320	506501
1999 Kia Sportage	587237

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Public Notice

60553 2005 Ford F150 B40074  
60519 2000 Saturn 4dr Sedan 632786  
60518 2002 Mitsubishi Diamante 003643

60485 2006 Dodge Stratus 175069  
60323 2003 CPI Scooter 000037  
Parking Authority, LLC  
PO Box 11823  
Denver, CO 80211-0823  
303-719-2067  
Date of Publication: May 11, 2018  
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NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Case No. 2018PR30505

In the Matter of the Estate of  
AGLAIA COLLINS, 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 September 18, 2018, or the claims may be forever barred.

ANGELINE JAMIE ROUX  
Personal Representative  
c/o MIKE SCHNEIDER  
621 17th Street, Suite 1450  
Denver, CO 80293

MIKE SCHNEIDER, Atty. Reg. #: 33681  
Attorney for the Personal Representative  
621 17th Street, Suite 1450  
Denver, CO 80293  
Phone Number: 303-294-0204  
Fax Number: 303-200-7449  
E-mail: mikes@bookotoole.com

First Publication: May 11, 2018  
Second Publication: May 18, 2018  
Last Publication: May 25, 2018  
Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF  
NAME

Case No. 18C02103  
Courtroom 170

Public Notice is given on May 4, 2018 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 COLETTE SUE  
SHOCK be changed to COLETTE SUE SILBERMAN

By: Terrie Langham, Clerk of the Court

First Publication: May 11, 2018  
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NOTICE TO CREDITORS BY PUBLICATION  
PURSUANT TO §15-12-801, C.R.S.

Case No. 2018PR30401

In the Matter of the Estate of  
KARMA L. WILLIAMS, 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 September  
11, 2018, or the claims may be forever barred.

TROY W. WILLIAMS

Personal Representative  
c/o STEVEN M. WEISER, Esq.  
Foster Graham Milstein & Calisher, LLP  
360 S. Garfield St., 6th Floor  
Denver, Colorado 80209

STEVEN M. WEISER, Esq. Atty. Reg. #: 27535  
Attorney for the Personal Representative  
Foster Graham Milstein & Calisher, LLP  
360 S. Garfield St., 6th Floor  
Denver, CO 80209  
Phone Number: 303-333-9810  
FAX Number: 303-333-9786  
E-mail: sweiser@fostergraham.com  
First Publication: May 11, 2018  
Second Publication: May 18, 2018  
Last Publication: May 25, 2018  
Published: Intermountain Jewish News

IN THE SUPERIOR COURT OF THE STATE OF  
ARIZONA

IN AND FOR THE COUNTY OF MARICOPA  
In the Matter of the Adoption of  
ARACELI REY MARTINEZ, DOB: 2/25/2006

A person under the age of 18.

Case No.

NOTICE TO POTENTIAL FATHERS

NOTICE IS HEREBY GIVEN TO JOHN DOE or any  
other male claiming to be the father of ARACELI REY  
MARTINEZ that you have been identified by MARISOL  
DELUNA, the natural mother, residing at 15329 W.  
Montecito Avenue, Goodyear, AZ 85395, as a potential



father of ARACELI REY MARTINEZ, born 2/25/2006, in Denver, Denver County, Colorado.

You are hereby informed of the following:

1. That, MARISOL DELUNA, the natural mother, plans to place the child for adoption in a step-parent adoption.
2. Under Arizona Revised Statutes §8-106 and §8-107, you have the right to consent or withhold consent to the adoption.
3. Your written consent to the adoption is irrevocable once you give it.
4. In the event you withhold consent to the adoption, you must initiate paternity proceedings under Title 25, Chapter 6, Article 1, Arizona Revised Statutes, and serve the mother within thirty (30) days of completion of service of this Notice.
5. You have the obligation to proceed to judgment in the paternity action.
6. You have the right to seek custody.
7. If you are established as the child's father, you must begin to provide financial support for the child.
8. If you do not file a paternity action under Title 25, Chapter 6, Article 1, and do not serve the mother within 30 days of completion of the service of this Notice and pursue the action to Judgment, you cannot bring or maintain any action to assert any interest in the child.
9. The Indian Child Welfare Act may supersede the Arizona Revised Statutes regarding adoption and paternity.
10. You may wish to consult with an attorney to assist you in responding to this Notice.

11. For further information, please contact Michael F. Edgell, Esq., 1221 East Osborn Road, Suite 105, Phoenix, Arizona 85014, 602-277-7000.

Dated: March 22, 2018.

SCHMITT SCHNECK  
CASEY EVEN & WILLIAMS, P.C.

By: Michael F. Edgell

*Counsel for Petitioner*

Michael F. Edgell: 021064

SCHMITT SCHNECK

CASEY EVEN & WILLIAMS, P.C.

1221 East Osborn Road, Suite 105

Phoenix, Arizona 85014

Tel: (602) 277-7000

Fax: (602) 277-8663

michael@azbarristers.com

First Publication: May 11, 2018

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Third Publication: May 25, 2018

Fourth Publication: June 1, 2018

Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Case No. 2018PR30530

In the Matter of the Estate of

MARGARET MARY MCMAHON, also known as

MARGARET M. MCMAHON, MARGARET MCMAHON

and PEGGY MCMAHON, 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 September 11, 2018, or the claims may be forever barred.

ERIN MARGARET ANDROMACHE WILHELMINA REID  
Personal Representative  
192 8th Street, #2  
Brooklyn, NY 11215

ELIZABETH A. BRYANT, Atty. Reg. #: 19699  
Attorney for the Personal Representative  
Bryant & Ritsick LLC  
1866 Vine Street  
Denver, CO 80206  
Phone Number: 303.398.4000  
FAX Number: 720.379.1622  
E-mail: ebryant@bryantritsick.com  
First Publication: May 11, 2018  
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Time: 10:00  
Courtroom or Division: 300  
MEAGAN PEREA  
Person Giving Notice  
13720 W. 7th Ave.  
Golden, CO 80401  
First Publication: May 11, 2018  
Second Publication: May 18, 2018  
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Published: Intermountain Jewish News

NOTICE OF HEARING BY PUBLICATION  
PURSUANT TO §15-10-401, C.R.S.  
Case No. 2018PR69  
Courtroom: 224

In the Interests of JERRY VIGIL.

To: KRYSTAL VIGIL

Last Known Address, if any: N-A.

A hearing on full guardianship will be held at the following time and location or at a later date to which the hearing may be continued.

Date: May 30th 2018