

DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO  
CIVIL ACTION NO. 2016CV030768, Division/Courtroom 368

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

THE POLO CLUB CONDOMINIUM ASSOCIATION,  
Plaintiff,  
v.

ESTATE OF ARTHUR W. GOTTMANN, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE,  
CHERRY CREEK MORTGAGE CO., INC., STATE OF COLORADO, DEPARTMENT OF REVENUE, ALA 1201  
LLC, A COLORADO LIMITED LIABILITY COMPANY, DEBRA JOHNSON, AS PUBLIC TRUSTEE OF DENVER  
COUNTY and COMMONWEALTH LAND TITLE INSURANCE COMPANY, et al.

Defendant(s).

Regarding: CONDOMINIUM UNIT 1301, AND STORAGE SPACE 1301, AND PARKING SPACE 205 AND 132,  
THE POLO CLUB, ACCORDING TO THE MAP THEREOF, FILED FOR RECORD AND THE CONDOMINIUM  
DECLARATION FOR THE POLO CLUB RECORDED IN BOOK 9679 AT PAGE 123, CITY AND COUNTY OF  
DENVER, STATE OF COLORADO.

Also known as: 3131 E. Alameda Avenue #1301 Denver, CO 80209

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 10th, day of January,  
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 \$49,737.23.**

First Publication: 11/16/2018

Last Publication: 12/14/18

Published In: The Intermountain Jewish News

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 April 25, 2018 and amended July 25, 2018, and C.R.S. 38-38-101 *et seq.* by  
THE POLO CLUB CONDOMINIUM ASSOCIATION, the holder and current owner of a lien recorded on August 13,  
2012 at 2012107465 in the records of the Clerk and Recorder of the City and County of Denver, State of Colorado.  
The foreclosure is based on a default under the Amended and Restated Declaration of The Polo Club  
Condominium Association recorded on March 30, 2010 at Reception No. 2010034073 in the records of the Clerk  
and Recorder of the City and County of Denver, State of Colorado. The Declaration establishes a lien for the  
benefit of The Polo Club Condominium Association against real property legally described as follows:  
CONDOMINIUM UNIT 1301, AND STORAGE SPACE 1301, AND PARKING SPACE 205 AND 132, THE POLO  
CLUB, ACCORDING TO THE MAP THEREOF, FILED FOR RECORD AND THE CONDOMINIUM DECLARATION  
FOR THE POLO CLUB RECORDED IN BOOK 9679 AT PAGE 123, CITY AND COUNTY OF DENVER, STATE  
OF COLORADO.;

And also known as: 3131 E. Alameda Avenue #1301, Denver, CO 80209.

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 Hindman Sanchez P.C., 555 Zang Street, Suite 100, Lakewood, Colorado  
80228-1011, 303.432.8999.

**BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS TO COVER THEIR HIGHEST BID AT  
TIME OF SALE. CERTIFIED FUNDS MUST BE MADE PAYABLE TO THE REGISTRY OF THE DENVER  
DISTRICT COURT.**

DATED: October 18th, 2018.

Patrick Firman, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

First Publication: November 16th, 2018

Last Publication: December 14th, 2018

Published In: The Intermountain Jewish News

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

**Case No. 2018PR31211**

**In the Matter of the Estate of  
ARNOLD HELLER, 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 March 27,  
2019, or the claims may be forever barred.

SAUNDRA HELLER

Personal Representative

111 N. Emerson Street, Apt. 1722

Denver, CO80218

JAY H. CHAPMAN, Esq. Atty. Reg. #:00645

Attorney for the Personal Representative

CHAPMAN & ROTH, LLC

1355 S. Colorado Blvd., Suite 600

Denver, CO80222

Phone Number: 303-759-4004

FAX Number: 303-757-0231

E-mail: [jay@chapmanroth.com](mailto:jay@chapmanroth.com)

First Publication: November 23, 2018

Second Publication: November 30, 2018

Last Publication: December 7, 2018

Published: Intermountain Jewish News

DISTRICT COURT, Denver COUNTY, STATE OF COLORADO

CIVIL ACTION NO. 2018CV031994

DIVISION NO. 376

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

Plaintiff, Whispering Pines West Condominium Homeowners Association

v.

Defendants, RICHARD S. HOLLENBACK et al

Regarding: Condominium Unit Number 301, Building 7355, Whispering Pines West Condominiums, A  
Condominium in accordance with the Declaration recorded on November 6, 1978 in Book 1785 at Page 2 and  
Amended January 30, 1979 in Book 1842 at Page 179 and the Condominium Map on January 23, 1979 in Book  
C10 at Page 1 of the City and County of Denver Records, City and County of Denver, State of Colorado.

Also known as: 7355 E Quincy Ave #301, Denver, CO 80237-2344

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 10th day of January 2019, 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 CASH OR 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.**

**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 September 10, 2018, and C.R.S. 38-38-101 et seq., by Whispering Pines West Condominium Homeowners Association, the current holder of a lien recorded on November 2, 2017 at Rec. No. 2017144121, 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 Condominium Declaration for Whispering Pines West recorded on November 6, 1978 at BOOK 1785, AT PAGE 2 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 Whispering Pines West Condominium Homeowners Assoc, **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  
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  
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 17th day of October, 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  
First Publication: November 16th, 2018  
Last Publication: December 14th, 2018  
Published In: The 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 #
1999 AUDI A6 QUATTRO	126924
1996 NISSAN MAXIMA	131440
2007 FORD EXPLORER	A54373
1990 CHEVROLET 2500	100130
1998 JEEP CHEROKEE	263169
1997 HONDA ACCORD	092089
2004 SATURN ION	229470
1999 LEXUS RX 300	088451
1998 HONDA CIVIC	061133
1978 BUICK LE SABRE	546383
1996 DODGE DAKOTA	677871

Date of Publication: December 7, 2018  
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

**Plaintiff:** DAYTON GREEN, LTD. CONDOMINIUM OWNERS ASSOCIATION, a Colorado non-profit corporation,  
**Defendants:** HUBERT H. TUCKER; AM EXPRESS BANK FSB; STEVE ELLINGTON AS TREASURER FOR DENVER COUNTY; UNKNOWN TENANT(S) IN POSSESSION.

Attorneys for Plaintiff:

WINZENBURG, LEFF, PURVIS & PAYNE, LLP

Gina C. Botti #42005

Address: 8020 Shaffer Parkway, Suite 300,

Littleton, CO 80127

Phone Number: (303) 863-1870

Case Number:  
2018CV032123

**NOTICE OF SHERIFF'S SALE**

Under a Judgment and Decree of Foreclosure entered on September 13, 2018 in the above-captioned action, I am ordered to sell certain real property as follows:

Original Lienee Hubert H. Tucker

Original Lienor Dayton Green, Ltd. Condominium Owners Association

Current Holder of the evidence of debt Dayton Green, Ltd. Condominium Owners Association

Date of Lien being foreclosed September 9, 2014

Date of Recording of Lien being foreclosed September 24, 2014

County of Recording Denver

Recording Information 2014115577

Original Principal Balance of the secured indebtedness \$5,084.36

Outstanding Principal Balance of the secured indebtedness as of the date hereof \$16,797.03

Amount of Judgment entered September 13, 2018 \$14,425.34

Description of property to be foreclosed:

CONDOMINIUM UNIT 2304, AS SHOWN ON THE CONDOMINIUM MAP FOR DAYTON GREEN LTD. CONDOMINIUM, RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO ON AUGUST 17, 1973 IN BOOK 3 AT PAGE 402 AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR DAYTON GREEN LTD. CONDOMINIUM, RECORDED NOVEMBER 8, 1972 IN BOOK 594 AT PAGE 402 AND AS AMENDED BY INSTRUMENT RECORDED JUNE 22, 1973 IN BOOK 718 AT PAGE 128, AUGUST 3, 1973 IN BOOK 741 AT PAGE 415, DECEMBER 20, 1979 IN BOOK 2075 AT PAGE 144, AND THIRD AMENDMENT TO CONDOMINIUM DECLARATION RECORDED JANUARY 19, 1983 IN BOOK 2731 AT PAGE 291, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Also known as: 2525 S. Dayton Way, #2304, Denver, CO 80231.

THE PROPERTY TO BE FORECLOSED AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN.

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

The covenants of Plaintiff have been violated as follows: failure to make payments on said indebtedness when the same were due and owing.

**NOTICE OF SALE**

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10:00 o'clock A.M., on January 17th, 2019, on the front steps of the Denver County Sheriff's Office, located at 1437 Bannock Street, Denver, CO 80202 sell to the highest and best bidder, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

**BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS TO COVER THEIR HIGHEST BID AT TIME OF SALE. CERTIFIED FUNDS MUST BE MADE PAYABLE TO THE REGISTRY OF THE DENVER DISTRICT COURT**

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; the CFPB, <http://www.consumerfinance.gov/complaint/>; CFPB, PO Box 2900, Clinton IA 52733-2900 (855) 411-2372 or both, but the filing of a complaint will not stop the foreclosure process.

**NOTICE OF RIGHTS**

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO LAW AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE LIEN BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS ARE ATTACHED HERETO.

**IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;**

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 CFPB, OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS. THE NOTICE MUST INCLUDE CONTACT INFORMATION FOR BOTH THE COLORADO ATTORNEY GENERAL'S OFFICE AND THE CFPB. IF THE OFFICER MAINTAINS A WEBSITE, THE OFFICER SHALL ALSO POST THIS INFORMATION ON THE WEB SITE FOR VIEWING BY ALL BORROWERS.

The name, address and telephone number of each of the attorneys representing the holder of the evidence of the debt is as follows:

Gina C. Botti, Esq.  
Winzenburg, Leff, Purvis & Payne, LLP  
8020 Shaffer Parkway, Suite 300  
Littleton, CO 80127  
303-863-1870

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

Date: October 24th, 2018.

Patrick Firman, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

First Publication: November 23, 2018

Last Publication: December 21, 2018

Name of Publication: Intermountain Jewish News

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

Case No. 2018PR31322

In the Matter of the Estate of

**RICHARD W. YOLLES, a/k/a RICHARD WARREN YOLLES, 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 March 23, 2019, or the claims may be forever barred.

KAREN M. YOLLES

Personal Representative  
c/o BARBARA E. CASHMAN, Esq.  
Barbara Cashman, LLC  
1901 West Littleton Blvd., #219  
Littleton, CO80120

BARBARA E. CASHMAN, Esq. Atty. Reg. #: 18332

Attorney for the Personal Representative

Barbara Cashman, LLC

1901 West Littleton Blvd., #219

Littleton, CO80120

Phone Number:720-242-8133

E-mail: Barb@DenverElderLaw.org

First Publication: November 23, 2018

Second Publication: November 30, 2018

Last Publication: December 7, 2018

Published: Intermountain Jewish News

DISTRICT COURT, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

Case No.: 2018CV033142

Division/Ctrm.: 269

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

**Defendant(s):** DAVID HINTON; NEXGEN LENDING, INC.; COLORADO HOUSING AND FINANCE AUTHORITY;  
AND DEBRA JOHNSON as the Denver County Public Trustee

MOELLER GRAF, P.C.

David J. Graf, #26070

Timothy M. Moeller, #31150

K. Christian Webert, #43739

Address: 385 Inverness Parkway, Suite 200

Englewood, Colorado 80112

Phone Number: (720) 279-2568

**SUMMONS [BY PUBLICATION]**

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 14, Block 7, Parkfield Filing No. 8, City and County of Denver, State of Colorado.

Dated October 31, 2018

MOELLER GRAF, P.C.

K. Christian Webert, #43739

First Publication: November 9, 2018

Last Publication: December 7, 2018

Published in the *Intermountain Jewish News*

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

Case No. 2018PR31229

Division: W Ctrm. : W-150

In the Matter of the Estate of

**STELLA REBECCA HAYUTIN, a/k/a STELLA R. HAYUTIN, a/k/a BECKY HAYUTIN, 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 March 30, 2019, or the claims may be forever barred.

ROSALIE SHANE HODGSON  
Personal Representative  
625 High Valley Road  
Colorado Springs, CO80906

BETH M. SPARKS, Atty. Reg. #: 24691  
Attorney for the Personal Representative  
KEENE & SPARKS LLP  
102 South Tejon Street, Suite 460  
Colorado Springs, CO 80903  
Phone Number: (719) 577-4800  
Fax Number: (719) 575-0800  
First Publication: November 30, 2018  
Second Publication: December 7, 2018  
Last Publication: December 14, 2018  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.  
Case No. 2018PR31130**

**Division: 12  
In the Matter of the Estate of**

**JOHN J. MCGUIRE, also known as JOHN J. MCGUIRE, JR., 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 April 19, 2019, or the claims may be forever barred.

ANNE E. MCGUIRE  
Personal Representative  
259 Sunderland Woods Road  
Colchester, Vermont 05446-5888

T. MICHAEL CARRINGTON, Atty. Reg. #: 1900  
Attorney for the Personal Representative  
Law Offices of T. Michael Carrington, P.C.  
6855 So. Havana St., #600  
Centennial, CO 80112  
Phone Number: 303-804-5355  
FAX Number: 303-813-1122  
E-mail: mike@carringtonlaw.net  
First Publication: December 7, 2018  
Second Publication: December 14, 2018  
Last Publication: December 21, 2018  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.  
Case No. 2018PR031219**

**In the Matter of the Estate of  
CLARENCE A. COLEMAN, 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 Denver County, Colorado, on or before April 7, 2019, or the claims may be forever barred.

MARLA COLEMAN  
Personal Representative  
2205 Larimer Street, #204  
Denver, CO 80205

JANINE A. GUILLEN, Esq. Atty. Reg. #: 38721  
Attorney for the Personal Representative  
Anderson & Jahde, P.C.  
5800 S. Nevada St.  
Littleton, CO 80120  
T (303) 782-0003  
F (303) 782-0055  
Email janine@andersonjahde.com  
First Publication: December 7, 2018

Second Publication: December 14, 2018  
Last Publication: December 21, 2018  
Published: Intermountain Jewish News

**Public Notice**

STOCK YEAR/MAKE/MODEL	VIN#
63335 2002 Ford Taurus	221534
63430 2001 Isuzu Rodeo	321849
63473 1992 Lexus LS400	116497
63492 2002 Volkswagen Passat	359915
63507 1993 Chevrolet Astro	191661
63525 1994 Honda Civic	019950
63530 2003 Buick Century	138695
63577 Nissan Altima	835311
63578 Subaru Outback	307253
63579 Nissan Altima	412681

**Parking Authority  
PO Box 1151**

**Commerce City, CO80022  
303-719-2067**

Date of Publication: December 7, 2018  
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO  
CIVIL ACTION NO. 2017CV034318, Division/Courtroom 209

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

THE ATLANTIS CONDOMINIUM ASSOCIATION,  
Plaintiff,

v.

STEVEN E. VOBEJDA, SPRINGLEAF FINANCIAL SERVICES, INC., WELLS FARGO BANK, NA and DEB  
JOHNSON AS DENVER COUNTY PUBLIC TRUSTEE, et al.  
Defendant(s).

Regarding: UNIT 4K, PARKING SPACE 24, STORAGE LOCKER 180, THE ATLANTIS CONDOMINIUMS,  
ACCORDING TO THE MAP THEREOF FILED FOR RECORD IN ACCORDANCE WITH AND SUBJECT TO THE  
DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, COVENANTS, AND RESTRICTIONS OF  
THE ATLANTIS CONDOMINIUMS, RECORDED JANUARY 10, 1980 IN BOOK 2086 AT PAGE 126 OF THE  
RECORDS IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER,  
STATE OF COLORADO

Also known as: 4110 Hale Parkway #4K, Denver, CO 80220

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 24TH day of January 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 \$6,176.06.**

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 August 17, 2018, and C.R.S. 38-38-101 et seq. by THE ATLANTIS

CONDOMINIUM ASSOCIATION, the holder and current owner of a lien recorded on April 20, 2016 at 2016051466 in the records of the Clerk and Recorder of the City and County of Denver, State of Colorado. The foreclosure is based on a default under the Declaration of The Atlantis Condominium Association recorded on January 10, 1980 at Reception #: 045520 Book/Page: 2086 126 in the records of the Clerk and Recorder of the City and County of Denver, State of Colorado. The Declaration establishes a lien for the benefit of The Atlantis Condominium Association against real property legally described as follows:

UNIT 4K, PARKING SPACE 24, STORAGE LOCKER 180, THE ATLANTIS CONDOMINIUMS, ACCORDING TO THE MAP THEREOF FILED FOR RECORD IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, COVENANTS, AND RESTRICTIONS OF THE ATLANTIS CONDOMINIUMS, RECORDED JANUARY 10, 1980 IN BOOK 2086 AT PAGE 126 OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO; And also known as: 4110 Hale Parkway #4K Denver, CO 80220

You may have an interest in the real property being affected, or have certain rights or suffer certain liabilities or loss of your interest in the subject property as a result of said foreclosure. You may have the right to redeem the real property or you may have the right to cure a default under the instrument being foreclosed. For the purpose of paying off, curing the default, or redemption as provided by the aforementioned laws, intent must be directed to or conducted at the Denver County Sheriff's Office, Civil Division, 201 W. Colfax Ave., Denver, CO 80202.

**IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.**

You are advised that the parties liable thereon, the owner of the property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto. In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights; therefore, you should read and review all the applicable statutes and laws in order to determine which requisite procedures and provisions control your rights in the subject property.

All telephone inquiries for information should be directed to the office of the undersigned Sheriff at 720-865-9556. The name, address and telephone number of the attorney representing the legal owner of the above described lien is Azra Taslimi, Esq., Reg No. 44317 HindmanSanchez 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: October 31, 2018  
 Patrick Firman, Sheriff  
 City and County of Denver, Colorado  
 By: Deputy Sheriff Sergeant Line  
 First Publication: November 30, 2018  
 Last Publication: December 28, 2018  
 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: **12/07/2018**:

STOCK	YEARMAKE/MODEL	VIN
111281	2002 Acura RSX	010918
111707	2004 BMW 325i	J81654
111344	2006 BMW 325i	T20288
111200	1996 Cadillac DeVille	215004
111759	1999 Chevrolet 1500	720228
111730	2002 Chevrolet K1500	218677
111684	2004 Chevrolet Malibu	129753
111547	2003 Chevrolet Tahoe	284833
111475	1995 Chevrolet Astro	196233
111337	2000 Chevrolet Malibu	248575
111156	2002 Chevrolet Blazer	222724
111160	2001 Chevrolet Malibu	257850
111415	2008 Chrysler Sebring	269338
111749	2012 Dodge Grand Caravan	280399

111459	2000 Dodge Neon	567636
111257	1995 Dodge Ram	166710
111203	2011 Dodge Avenger	591549
111145	1996 Dodge Grand Caravan	458958
111099	1953 Dunbar-Kappler Cargo Trailer	311580
111725	1996 Ford F150	B11687
111444	2008 Ford Crown Victoria	132370
111316	1996 Ford F150	A36538
111190	2000 Ford Windstar	B09056
111181	2006 Ford Freestyle	A45794
111722	1985 GMC S15	506117
111648	1994 GMC Safari	510906
111207	2002 GMC Yukon	265538
111741	1989 Honda CBR600F	203996
111691	1999 Honda Accord	148747
111304	2002 Honda Accord	055183
111088	1997 Honda Civic	136834
111077	2002 Honda Civic	021644
111821	2007 Hyundai Entourage	011342
111169	2003 Hyundai Sonata	754206
111742	1977 International Scout II	D39548
111228	1996 Isuzu Trooper	912148
111736	1989 Jeep Cherokee	573764
111233	1990 Jeep Cherokee	214517
111302	1992 Lexus SC 300	003439
111166	2009 Mazda CX-7	221875
111746	1985 Mercury Grand Marquis	635790
111709	1997 Mercury Mountaineer	J46652
111445	1997 Mitsubishi Eclipse	102763
111803	2003 Nissan Maxima	506269
111733	2017 Nissan Versa	812601
111238	2009 Nissan Altima	552605
111235	1999 Nissan Altima	192071
111081	2008 Nissan Versa	419168
111329	1994 Plymouth Lazer	084649
111259	2007 Pontiac Grand Prix	184793
111250	1999 Pontiac Grand Prix	328846
111227	1980 Saab 99	006138
111126	2013 Toyota FR-S	717221
111058	2011 Scooter Sunny	080319
111633	1993 Subaru Legacy	665029
111321	2001 Subaru Forester	756682
111721	2001 Toyota Sienna	329380
111426	2007 Toyota Camry	144897
111348	1995 Toyota Camry	279508
111240	1990 Trailer Trailer	XXXXXX
111822	2013 Volkswagen Jetta	410490
111390	2000 Volkswagen Jetta	103298

Date of Publication: December 7, 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: **12/03/2018**:

STOCK	YEARMAKE/MODEL	VIN
111844	1999 Chevrolet Cavalier	271641
111201	2018 Chevrolet Silverado	356579
111421	2003 Dodge Durango	575964
111427	2003 Dodge Stratus	518388

111508	1996	Ford Contour	155931
111209	2006	Ford Escape	A03311
111592	1987	Ford F150	B09715
111642	1999	Ford F150	C02633
111362	2001	Ford Focus	227235
111562	2002	Ford Taurus	246043
111422	1997	Geo Metro	706815
111440	1996	GMC Yukon	753598
111359	2001	Honda Accord	012599
111391	1999	Honda Civic	075002
111511	2004	Jeep Grand Cherokee	630873
111339	2011	Jeep Patriot	263448
111221	1994	Lincoln Town Car	664387
111653	2010	Nissan Sentra	641086
111737	2004	Pontiac Gr Prix	183469
111343	1997	Saab 900	009982
111351	1998	Subaru Forester	709825
111605	2001	Subaru Legacy	600089
111284	2017	Toyota 4Runner	015074
111841	1995	Toyota Corolla	246062

Date of Publication: December 7, 2018  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.**  
**Case No. 2018PR31207**

**Division: 12**  
**In the Matter of the Estate of**  
**CELESTE GAIL COBEN, 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 April 7, 2019, or the claims may be forever barred.

JILL LEE SIMON  
Co-Personal Representative  
c/o 5350 S. Roslyn St. Ste. 100  
Greenwood Village, CO80111  
CARYN COBEN QUINN  
Co-Personal Representative  
c/o 5350 S. Roslyn St. Ste. 100  
Greenwood Village, CO80111

Denise Hoffman White, #33143  
Sarah Morris, #46223  
Attorneys for the Co-Personal Representatives  
HOFFMAN NIES DAVE LLP  
5350 S. Roslyn Street, Suite 100  
Greenwood Village, CO80111  
Phone Number: 303-860-7140  
FAX Number: 303-860-7344  
Email dhoffman@hnd-law.com  
Email smorris@hnd-law.com  
First Publication: December 7, 2018  
Second Publication: December 14, 2018  
Last Publication: December 21, 2018  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.**  
**Case No. 18PR31329**

**In the Matter of the Estate of**  
**RUTH S. WARMATH, 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 April 7, 2019, or the claims may be forever barred.

MELANIE R. ANTHONY  
Personal Representative  
200 Blue Waterleaf Lane  
Georgetown, TX 78626

W. JOHN LISCHER, #43231  
Attorney for the Personal Representative  
Ryley Carlock & Applewhite  
1700 Lincoln St., Ste. 3500  
Denver, CO 80203  
303-863-7500  
jlischer@rcalaw.com  
First Publication: December 7, 2018  
Second Publication: December 14, 2018  
Last Publication: December 21, 2018  
Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME**  
**Case No. 18C02301, Courtroom 186**

Public Notice is given on 11-20-18 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 OMAR ALEXANDER MORALES CLASS be changed to ALEXANDER OMAR CLASS.

By: Clerk of the Court

First Publication: November 23, 2018  
Second Publication: November 30, 2018  
Last Publication: December 7, 2018  
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO  
CIVIL ACTION NO. 2018CV030755, Division/Courtroom 215

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

LOWRY COMMUNITY MASTER ASSOCIATION, INC.,  
Plaintiff,  
v.

CLARK E. BOWMAN, CALIBER HOME LOANS, INC., MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., OFFICERS' ROW CONDOMINIUM ASSOCIATION, INC. and DEB JOHNSON AS PUBLIC TRUSTEE OF DENVER COUNTY, et al.  
Defendant(s).

Regarding: Condominium Unit No. A-1007, Officers' Row Condominiums, according to the Condominium Map of Officers' Row Condominiums recorded on May 22, 2001 as Reception No. 201177578 and as defined by the Condominium Declaration of the Officers' Row Condominiums recorded on May 2, 2001 as Reception No. 2001067529 in the office of the County Clerk and Recorder, City and County of Denver, State of Colorado. Together with the exclusive right to use the underground parking space Nos. U-10-19 and Storage Space No. S-1007 as Limited Common Elements

Also known as: 7525 E. 1st Pl. #1007, Denver, CO 80230

TO THE ABOVE NAMED DEFENDANTS, Please take notice:

You and each of you are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the Sheriff's Department of the City and County of Denver, State of Colorado at 10 O'clock .A.M., on the 31st, day of January 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 \$5,102.73.**

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 October 1, 2018, and C.R.S. 38-38-101 *et seq.* by LOWRY COMMUNITY MASTER ASSOCIATION, INC., the holder and current owner of a lien recorded on November 12, 2015 at 2015158752 in the records of the Clerk and Recorder of the City and County of Denver, State of Colorado. The foreclosure is based on a default under the Master Declaration of Covenants, conditions and Restrictions for the Lower Community recorded on June 23, 1997 at Rec. No. 9700080387 in the records of the Clerk and Recorder of the City and County of Denver, State of Colorado. The Declaration establishes a lien for the benefit of Lowry Community Master Association, Inc. against real property legally described as follows:

Condominium Unit No. A-1007, Officers' Row Condominiums, according to the Condominium Map of Officers' Row Condominiums recorded on May 22, 2001 as Reception No. 201177578 and as defined by the Condominium Declaration of the Officers' ROW Condominiums recorded on May 2, 2001 as Reception No. 2001067529 in the office of the County Clerk and Recorder, City and County of Denver, State of Colorado. Together with the exclusive right to use the underground parking space Nos. U-10-19 and Storage Space No. S-1007 as Limited Common Elements;

And also known as:7525 E. 1st Pl. #1007, Denver, CO 80230

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: November 5, 2018

Patrick Firman, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

First Publication: December 7, 2018

Last Publication: January 4, 2019

Published In: The Intermountain Jewish News

**NOTICE OF SALE**

The following individuals are hereby notified that their vehicles are to be sold at **J.C. Auto Towing LLC**. 5380 Monroe St, Denver CO 80216, 720-351-7292.

YEAR	MAKE/MODEL	VIN
2003	BMW X-5	H42814
2002	Honda Accord XL	002666
1998	Mercury Mountaineer	J03411

Date of Publication: December 7, 2018

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO  
CIVIL ACTION NO. 2018CV030073, Division/Courtroom 409

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

HAMPDEN COURT CONDOMINIUM ASSOCIATION, INC.,

Plaintiff,

v.

KELLY L. CRAIG, CITIMORTGAGE, INC., MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. and DEB JOHNSON AS PUBLIC TRUSTEE OF DENVER COUNTY, et al.

Defendant(s).

Regarding: UNIT 2, BUILDING 8, HAMPDEN COURT CONDOMINIUMS AS SHOWN ON THE CONDOMINIUM MAP RECORDED IN BOOK 8 OF MAPS PAGE 46 TO 52 AND SUBJECT TO THE DECLARATION FOR HAMPDEN COURT CONDOMINIUMS RECORDED 1762, PAGE 55 AND AS AMENDED BY INSTRUMENT RECORDED IN BOOK 1775 AT PAGE 188 AND AS AMENDED BY INSTRUMENT RECORDED IN BOOK 1784 AT PAGE 485, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Also known as:9300 E Girard Ave Unit 2

Denver, CO 80231

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 24th, day of January , 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 \$12,719.92.**

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.*,

City and 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 July 17, 2018, and C.R.S. 38-38-101 *et seq.* by HAMPDEN COURT CONDOMINIUM ASSOCIATION, INC., the holder and current owner of a lien recorded on November 23, 2016 at 2016164359 in the records of the Clerk and Recorder of the City and County of Denver, State of Colorado. The foreclosure is based on a default under the Declaration of Grants, Covenants, Conditions and Restrictions establishing a Plan for Condominium Ownership of Hampden Court Condominiums recorded on October 4, 1978 at Book 1762, Page 55 in the records of the Clerk and Recorder of the City and County of Denver, State of Colorado. The Declaration establishes a lien for the benefit of Hampden Court Condominium Association, Inc. against real property legally described as follows:

UNIT 2, BUILDING 8, HAMPDEN COURT CONDOMINIUMS AS SHOWN ON THE CONDOMINIUM MAP RECORDED IN BOOK 8 OF MAPS PAGE 46 TO 52 AND SUBJECT TO THE DECLARATION FOR HAMPDEN COURT CONDOMINIUMS RECORDED 1762, PAGE 55 AND AS AMENDED BY INSTRUMENT RECORDED IN BOOK 1775 AT PAGE 188 AND AS AMENDED BY INSTRUMENT RECORDED IN BOOK 1784 AT PAGE 485, CITY AND COUNTY OF DENVER, STATE OF COLORADO;

And also known as:9300 E Girard Ave Unit 2

Denver, CO 80231

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. 41025HindmanSanchez 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: October 31, 2018  
Patrick Firman, Sheriff  
City and County of Denver, Colorado  
By: Deputy Sheriff Sergeant Line  
First Publication: November 30, 2018  
Last Publication: December 28, 2018  
Published In: The Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO  
CIVIL ACTION NO. 2017CV032345, Division/Courtroom 424

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

THE DORCHESTER CONDOMINIUMS ASSOCIATION, INC.

Plaintiff,  
v.

ERIC CRESPIAN, FEDERAL NATIONAL MORTGAGE ASSOCIATION, DEBRA JOHNSON PUBLIC TRUSTEE and  
WELLS FARGO HOME MORTGAGE, INC., et al.  
Defendant(s).

Regarding: Condominium Unit 11, the Dorchester Condominiums, in accordance with and subject to the Declaration of Covenants, Conditions and Restrictions of the Dorchester Condominiums, recorded December 28, 1979 in Book 2079 at Page 388, and Map recorded December 28, 1979 in Book 15 at Page 2, City and County of Denver, Colorado Records, Together with the exclusive use of Parking Space No. 22 and Storage Locker No. 31, City and County of Denver, State of Colorado.

Also known as: 555 E. 10th Avenue #11  
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 24th, day of January 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 \$18,813.34.**

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 August 7, 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 June 9, 2015 at 2015075559 in the records of the Clerk and Recorder of the City and County of Denver, State of Colorado. The foreclosure is based on a default under the Amended and Restated Declaration of Covenants, Conditions and Restrictions of The Dorchester Condominiums recorded on June 29, 2007 at Reception No. 2007101936 in the records of the Clerk and Recorder of the City and County of Denver, State of Colorado. The Declaration establishes a lien for the benefit of The Dorchester Condominiums Association, Inc. against real property legally described as follows:

Condominium Unit 11, the Dorchester Condominiums, in accordance with and subject to the Declaration of Covenants, Conditions and Restrictions of the Dorchester Condominiums, recorded December 28, 1979 in Book 2079 at Page 388, and Map recorded December 28, 1979 in Book 15 at Page 2, City and County of Denver, Colorado Records, Together with the exclusive use of Parking Space No. 22 and Storage Locker No. 31, City and County of Denver, State of Colorado.;

And also known as: 555 E. 10th Avenue #11  
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, HindmanSanchez 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: October 29, 2018.  
Patrick Firman, Sheriff  
City and County of Denver, Colorado  
By: Deputy Sheriff Sergeant Line  
First Publication: November 30, 2018  
Last Publication: December 28, 2018  
Published In: The Intermountain Jewish News