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: **04/28/2023**:

STOCK	YEAR	MAKE/MODEL	VIN
290308	2002	BMW 330CI	V88556
290794	2005	Boat Trailer w/Blue Boat	LE VIN
290728	2006	Buick Rendezvous CX/CXL	524417
290789	1999	Cadillac STS	914501
290190	2012	Chevrolet Malibu	286821
290429	2006	Chevrolet Cobalt	662274
290669	2008	Chevrolet Equinox	344050
290797	2006	Chevrolet Malibu LT	172098
291026	2009	Chevrolet Malibu LS	105256
290744	2005	Dodge Neon	234670
290784	2007	Dodge Charger	737633
290930	2006	Dodge Magnum	122436
290341	2002	Ford Focus ZTS	319044
290440	2000	Ford Explorer	B87780
290796	2003	Ford Taurus	130026
291029	1995	GMC Sonoma	514032
290353	2000	Honda CR-V EX	004524
290469	2007	Honda Accord	226640
290571	2006	Honda Civic	057827
290793	1997	Honda Civic	122724
290413	2011	Hyundai Accent	206531
290792	1999	Mercury Sable	652143
290266	2003	Mitsubishi Eclipse	181609
290559	2001	Nissan Xterra XE/SE	500128
290537	1986	Nissan D21 Pickup	001050
290791	2020	Nissan Rogue Sport FWD	269832
290439	2005	Pontiac Vibe	417702
290928	2004	Pontiac Grand Prix GT2	232763
290475	2016	Ram 1500 SLT	213109
290240	1995	Saturn SW2	227638
290657	2002	Subaru Impreza	832612
290320	2007	Toyota Corolla	817893
290532	2016	Toyota Camry	566545
281106	1998	GMC 1500 Sierra	523249
285631	2004	Lincoln Navigator	J25620
261709	2019	Tao Tao Blade Scooter	013260

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NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2023PR030386
In the Matter of the Estate of
MARY ELIZONDO, 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 STATE OF COLORADO 1437 BANNOCK STREET, DENVER, CO 80202 on or before four (4) months from the date of the first publication or the claims may be forever barred.

WAYNE E. VADEN, Esq. (#21026)
SYDNEY MERREL, Esq. (#57396)
Attorneys for the Personal Representative
City Park Law Group, LLC
12075 E. 45th Avenue, Suite 100-B
Denver, CO 80239
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First Publication: April 28, 2023
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NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2023PR30318
In the Matter of the Estate of
EARLINE CLARK, 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 28, 2023 or the claims may be forever barred.

MICHELLE ADAMS
Personal Representative
2373 Central Park Blvd., Suite 100
Denver, CO 80238

MICHELLE ADAMS, Esq. Atty. Reg. #: 29163
Attorney for the Personal Representative
Law Office of Michelle Adams
2373 Central Park Blvd., Suite 100
Denver, CO 80238
Phone Number:(720) 432-9685
E-mail: madams@coloradofamilylegacy.com
First Publication: April 28, 2023
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NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Arapahoe County
Case No. 2023PR30383
In the Matter of the Estate of
DAVID ARTERBERRY, 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 August 28, 2023 or the claims may be forever barred.

MICHELLE ADAMS
Personal Representative
2373 Central Park Blvd., Suite 100
Denver, CO 80238

MICHELLE ADAMS, Esq. Atty. Reg. #: 29163
Attorney for the Personal Representative
Law Office of Michelle Adams
2373 Central Park Blvd., Suite 100
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First Publication: April 28, 2023
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NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Arapahoe County
Case No. 2023PR30371
In the Matter of the Estate of
CAROL ANN TURNER, *a/k/a* CAROL A. TURNER, *a/k/a* CAROL TURNER, 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 August 28, 2023 or the claims may be forever barred.

MICHELLE ADAMS
Personal Representative
2373 Central Park Blvd., Suite 100
Denver, CO 80238

MICHELLE ADAMS, Esq. Atty. Reg. #: 29163
Attorney for the Personal Representative
Law Office of Michelle Adams

2373 Central Park Blvd., Suite 100
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NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Arapahoe County
Case No. 2023PR30344
In the Matter of the Estate of
BOBBY JOE EDWARDS, a/k/a BOBBY J. EDWARDS, a/k/a BOBBY EDWARDS, a/k/a BOB EDWARDS, 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 August 28, 2023 or the claims may be forever barred.

MICHELLE ADAMS
Personal Representative
2373 Central Park Blvd., Suite 100
Denver, CO 80238

MICHELLE ADAMS, Esq. Atty. Reg. #: 29163
Attorney for the Personal Representative
Law Office of Michelle Adams
2373 Central Park Blvd., Suite 100
Denver, CO 80238
Phone Number:(720) 432-9685
E-mail: madams@coloradofamilylegacy.com
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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000062 To Whom It May Concern: On 2/09/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: PATRICK J MCCAULEY and CARRIE L MCCAULEY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FULL SPECTRUM LENDING, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK TRUST NATIONAL ASSSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 11/12/2002 Recorded Date of DOT: 12/10/2002 Reception No.of DOT: 2002235059 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $180,000.00 Outstanding Principal Amount as of the date hereof: $106,642.44 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: VIOLATIONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT ‘A’ AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 7925 WEST LAYTON AVE #410, LITTLETON, CO 80123

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 8, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public

auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/14/2023 Last Publication: 5/12/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/22/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N. APRIL WINECKI, 9800 S. MERIDIAN BLVD., SUITE 400, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 22-029013

EXHIBIT A

CONDOMINIUM UNIT 410, PROVINCETOWN LANDING TOWNHOMES, A CONDOMINIUM, ACCORDING TO THE MAP RECORDED JULY 22, 1974, IN MAP BOOK 3 AT PAGE 138 AND SUPPLEMENTS THERETO RECORDED AS FOLLOWS: AUGUST 7, 1974 IN MAP BOOK 3 AT PAGE 147, AUGUST 16, 1974 IN MAP BOOK 3 AT PAGE 168, AUGUST 23, 1974 IN MAP BOOK 3 AT PAGE 185, AND APRIL 29, 1975 IN MAP BOOK 2 AT PAGE 68 AND THE CONDOMINIUM DECLARATION RECORDED JULY 22, 1974 IN BOOK 916 AT PAGE 533, AMENDMENT RECORDED JULY 26, 1974 IN BOOK 920 AT PAGE 234, SUPPLEMENTAL DECLARATION RECORDED AUGUST 7, 1974 IN BOOK 925 AT PAGE 656, SECOND SUPPLEMENTAL DECLARATION RECORDED AUGUST 16, 1974 IN BOOK 930 AT PAGE **590, THIRD SUPPLEMENTAL DECLARATION RECORDED AUGUST 23, 1974 IN BOOK 935 AT PAGE** 60, CORRECTIVE INSTRUMENT RECORDED JANUARY 14, 1975 IN BOOK 998 AT PAGE 219 AND SUBSTITUTION OF DECLARANT RECORDED DECEMBER 7, 1976 IN BOOK 1357 AT PAGE 393, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000069 To Whom It May Concern: On 2/17/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SHIRLEY A. BURKHART Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION , ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC Date of Deed of Trust (DOT): 5/10/2018 Recorded Date of DOT: 5/17/2018 Reception No.of DOT: 2018058455 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $694,500.00 Outstanding Principal Amount as of the date hereof: $82,677.55 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: VIOLATIONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE FULL PAYMENT OF THE DEBT AFTER DEATH OF THE BORROWER AS REQUIRED UNDER THE DEED OF TRUST THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT ONE (1), BLOCK ONE (1), LYNWOOD NUMBER ONE, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND

COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1800 S HOLLY STREET, DENVER, CO 80222
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 15, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.
The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/21/2023 Last Publication: 5/19/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/28/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L BERRY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112 Phone #: 3037069990 Attorney File #: 23-029162

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000051 To Whom It May Concern: On 2/07/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARILYN HOGAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC Date of Deed of Trust (DOT): 10/24/2015 Recorded Date of DOT: 11/02/2015 Reception No.of DOT: 2015153472 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $705,000.00 Outstanding Principal Amount as of the date hereof: $263,017.53 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 27 AND 28, EXCEPT THE REAR 7 1/2 FEET OF SAID LOTS, JOSEPHI AND ROYAL'S RESUBDIVISION OF PLOTS 105, 106, 107, 108, 109 AND 110, BLOCK 23, BELLEVUE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1309 CHERRY STREET, DENVER, CO 80220
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 8, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property

and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/14/2023 Last Publication: 5/12/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/21/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO21273

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2023PR30448
In the Matter of the Estate of
RENNE SINGER, 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 28, 2023 or the claims may be forever barred.

PAUL SINGER
Personal Representative
5312 Alta Bahla Ct.
San Diego, CA 92109

JOHN A. BERMAN, Reg. No. 6695
Attorney for the Personal Representative
1737 Gaylord Street
Denver, CO80206
(303) 832-7645 phone
(303) 832-1188 fax
jab@jaberman.com email
First Publication: April 28, 2023
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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000085 To Whom It May Concern: On 2/24/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JULIANA SAUCEDO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 11/06/2020 Recorded Date of DOT: 11/10/2020 Reception No.of DOT: 2020187965 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $335,805.00 Outstanding Principal Amount as of the date hereof: $323,820.11 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: VIOLATIONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE DEED OF TRUST. THE LIEN

FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 39, BLOCK 1, PARKFIELD FILING NO. 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5055 HANNIBAL STREET, DENVER, CO 80239
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 22, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.
The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/28/2023 Last Publication: 5/26/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/04/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L BERRY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112 Phone #: 3037069990 Attorney File #: 22-026714

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000086 To Whom It May Concern: On 2/24/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CROSS CREEK 3, LLC Original Beneficiary: BOOMERANG FINANCE SUB-REIT LLC Current Holder of Evidence of Debt: BFSR3, LLC Date of Deed of Trust (DOT): 4/27/2022 Recorded Date of DOT: 4/29/2022 Reception No.of DOT: 2022058223 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $972,000.00 Outstanding Principal Amount as of the date hereof: $933,200.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 32 AND THE SOUTH 1/2 OF LOT 33, BLOCK 4, CENTRAL CAPITAL HILL SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1257 N CORONA ST, DENVER, CO 80218
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 22, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real

property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/28/2023 Last Publication: 5/26/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/04/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO21008

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Boulder County
Case No. 2023PR30057
In the Matter of the Estate of
DOROTHY WALDAUER PARRA a/k/a DOROTHY PARRA,
Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court, Boulder, County, Colorado on or before August 28, 2023 or the claims may be forever barred.

JOSE PARRA
Personal Representative
3506 Lake Mendota Dr.
Madison, WI 53705

First Publication: April 28, 2023
Second Publication: May 5, 2023
Third Publication: May 12, 2023
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000073 To Whom It May Concern: On 2/21/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: RYAN DERRICK MARTIN Original Beneficiary: UNIVERSAL LENDING CORPORATION Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 2/24/2006 Recorded Date of DOT: 3/01/2006 Reception No.of DOT: 2006034061 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $36,000.00 Outstanding Principal Amount as of the date hereof: $20,298.15 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: VIOLATIONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 23, BLOCK 44, P.T. BARNUM'S SUBDIVISION TO THE CITY AND COUNTY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 71 SOUTH QUITMAN STREET, DENVER, CO 80219-1841

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 22, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.
The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/28/2023 Last Publication: 5/26/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/04/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N. APRIL WINECKI, 9800 S. MERIDIAN BLVD., SUITE 400, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-029344

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000067 To Whom It May Concern: On 2/17/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CROSS CREEK 3, LLC Original Beneficiary: BOOMERANG FINANCE SUB-REIT LLC Current Holder of Evidence of Debt: BFSR4, LLC Date of Deed of Trust (DOT): 5/02/2022 Recorded Date of DOT: 5/09/2022 Reception No.of DOT: 2022062103 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $355,500.00 Outstanding Principal Amount as of the date hereof: $314,200.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 14 AND THE SOUTH 1/2 OF LOT 13, BLOCK 52, P.T. BARNUM'S SUBDIVISION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 32 MEADE ST, DENVER, CO 80219
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 22, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law.

Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.
The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/28/2023 Last Publication: 5/26/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/04/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO21005

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Arapahoe County
Case No. 2023PR30030
In the Matter of the Estate of
GEORGE ARNOLD VANLINGEN, 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 August 14, 2023 or the claims may be forever barred.

MARVON VANLINGEN
Personal Representative
c/o John Ferguson
1999 Broadway, Ste. 770
Denver, CO 80202

JOHN A.M. FERGUSON, Jr. #53263
Attorney for the Personal Representative
John Ferguson PLC
1999 Broadway, Ste. 770
Denver, CO 80202
720-593-9202
john@johnfergusonplc.com
First Publication: April 14, 2023
Second Publication: April 21, 2023
Third Publication: April 28, 2023
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2023PR30210
In the Matter of the Estate of
STEVE ROBERT ROYBAL, 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 14, 2023 or the claims may be forever barred.

STEVEN ROYBAL
Personal Representative
c/o John Ferguson
1999 Broadway, Ste. 770
Denver, CO 80202

JOHN A.M. FERGUSON, Jr. #53263
Attorney for the Personal Representative
John Ferguson PLC
1999 Broadway, Ste. 770
Denver, CO 80202
720-593-9202
john@johnfergusonplc.com
First Publication: April 14, 2023
Second Publication: April 21, 2023

Third Publication: April 28, 2023
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2023PR30305
In the Matter of the Estate of
MARGARET YOLANDA LEVITT, a/k/a MARGARET Y. LEVITT, MARGARET LEONA LEVITT and MARGARET LEVITT,
Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to Charles H. Jacobs, Attorney for Personal Representative, 950. S. Cherry Street, Suite 300. Denver, Colorado 80246, or the Denver Probate Court of the City and County of Denver, Colorado on or before September 1, 2023 or the claims may be forever barred.

CHARLES H. JACOBS, #1919
Attorney for the Personal Representative
Lohf Shaiman Jacobs PC
950 S. Cherry Street, Ste. 300
Denver, CO 80246
Phone No: 303-753-9000
Fax No: 303-753-9997
Email: cjacobs@lohfshamaiman.com
First Publication: April 14, 2023
Second Publication: April 21, 2023
Third Publication: April 28, 2023
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000061 To Whom It May Concern: On 2/09/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JEREMIAH M. FAHLENKAMP Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMEERICAN PACIFIC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 10/21/2021 Recorded Date of DOT: 10/21/2021 Reception No.of DOT: 2021197598 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $161,025.00 Outstanding Principal Amount as of the date hereof: $160,787.78 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: UNIT 327, CENTRAL PARK FLATS, ACCORDING TO THE CONDOMINIUM MAP RECORDED NOVEMBER 18, 2020, AT RECEPTION NO. 2020193035, AND ACCORDING TO THE DECLARATION FOR CENTRAL PARK FLATS RECORDED NOVEMBER 20, 2020, AT RECEPTION NO. 2020194834, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 8475 EAST 36TH AVENUE 327, DENVER, CO 80238

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 8, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will

execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.
The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/14/2023 Last Publication: 5/12/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/21/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO21387

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000052 To Whom It May Concern: On 2/07/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: NATHAN P EASTMAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NORTHPOINTE BANK, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 8/06/2020 Recorded Date of DOT: 8/12/2020 Reception No.of DOT: 2020125641 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $202,268.00 Outstanding Principal Amount as of the date hereof: $194,741.61 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: VIOLATIONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 3550 S HARLAN ST UNIT 145, DENVER, CO 80235
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 8, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.
The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/14/2023 Last Publication: 5/12/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/21/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N. APRIL WINECKI, 9800 S. MERIDIAN BLVD., SUITE 400, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 22-026631
CONDOMINIUM UNIT NO. 145, PEBBLE CREEK CONDOMINIUMS, A CONDOMINIUM IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED ON AUGUST 03, 1979 IN BOOK 1976 AT PAGE 421 AND AMENDMENT RECORDED ON JANUARY 28, 1980 IN BOOK 2096 AT PAGE 46, AND THE CONDOMINIUM MAP RECORDED ON JANUARY 28, 1980 IN BOOK 15 AT PAGES 68-92, OF THE CITY AND COUNTY OF DENVER RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000027 To Whom It May Concern: On 1/24/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: GURTIE LAW Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC. Current Holder of Evidence of Debt: HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE REGISTERED HOLDERS OF NOMURA HOME EQUITY HOME LOAN, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-2 Date of Deed of Trust (DOT): 10/31/2006 Recorded Date of DOT: 11/08/2006 Reception No.of DOT: 2006179752 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $121,520.00 Outstanding Principal Amount as of the date hereof: $111,259.92 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 25, BLOCK 2, MONTBELLO NO. 33, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4572 ABILENE ST, DENVER, CO 80239
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 25, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.
The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 3/31/2023 Last Publication: 4/28/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/07/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 51088 RYAN BOURGEOIS, 139 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Fax #: (303) 813-1107 Attorney File #: 00000009704545

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000053 To Whom It May Concern: On 2/06/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CHARLES C. MASSEY Original Beneficiary: PREMIER MEMBERS CREDIT UNION Current Holder of Evidence of Debt: PREMIER MEMBERS CU Date of Deed of Trust (DOT): 11/07/2018 Recorded Date of DOT: 11/15/2018 Reception No.of DOT: 2018147172 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $150,000.00 Outstanding Principal Amount as of the date hereof: $143,754.45 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE INSTALLMENT PAYMENTS OF PRINCIPAL, INTEREST, TAXES AND/OR INSURANCE AS PROVIDED FOR IN THE DEED OF TRUST AND BALLOON NOTE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 28, BLOCK 5, MONTBELLO NO. 18, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4932 UPTON CT., DENVER, CO 80239-4342

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 8, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/14/2023 Last Publication: 5/12/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/21/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HOLST, BOETTCHER & TEHRANI, LLP Denver Registration #: 44076 IMAN TEHRANI, PO BOX 298, 514 KIMBARK STREET, LONGMONT, CO 80502-0298 Phone #: (303) 772-6666 Fax #: (303) 772-2822 Attorney File #: 4932 UPTON CT.

DISTRICT COURT, COUNTY OF DENVER, STATE OF COLORADO
CASE NO. 2021CV33220 DIV. 424
Plaintiff: MASTER HOMEOWNERS ASSOCIATION FOR GREEN VALLEY RANCH**, a Colorado non-profit corporation**
vs.
Defendants: PEDRO RAZO ALFARO (A/K/A PEDRO RASO ALFARO); EFRAIN RAZO ALFARO; DEPARTMENT OF REVENUE OF THE STATE OF COLORADO; and THE CITY AND COUNTY OF DENVER

INITIAL COMBINED NOTICE OF SHERIFF'S SALE AND NOTICE OF RIGHTS TO CURE AND RIGHTS TO REDEEM

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to the Denver County District Court's Order for Decree of Foreclosure dated January 13, 2023 and C.R.S. §38-38-101 et seq., by Master Homeowners Association for Green Valley Ranch ("Association"), the current holder of a statutory lien. The judicial foreclosure is based on a default under the Master Declaration for Green Valley Ranch, recorded with the Denver County Clerk and Recorder on October 30, 1984, at Reception No. 036850 ("Declaration"). The Declaration, as recorded, establishes a lien for the benefit of Master Homeowners Association for Green Valley Ranch, **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS** legally described as follows:
LOT 10, BLOCK 2, GREEN VALLEY RANCH FILING NO. 20. CITY AND COUNTY OF DENVER, STATE OF COLORADO. Also known as 19537 E. 40th Avenue, Denver, CO 80249 ("Property")
The Property being foreclosed is all of the property encumbered by the Association's lien. 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. 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
The Sheriff's sale has been scheduled to occur at 11:00 A.M., on the 25th day of May, 2023, on the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, Colorado 80202; telephone number 720-865-9556. At the sale, the Sheriff will sell the above described real property and improvements thereon to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in or to said real property in connection with this sale.
BIDDERS ARE REQUIRED TO HAVE CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID AT THE TIME OF SALE. PLEASE MAKE CERTIFIED FUNDS PAYABLE TO THE DENVER DISTRICT COURT REGISTRY. Judgment is in the amount of $26,824.07
The name, address, and telephone number of the attorney representing the Plaintiff is: Kathryn Willard #50236, Vial Fotheringham LLP, 12600 W. Colfax Ave. Ste. C200, Lakewood, CO 80215; telephone: 720-943-8811.
DATED at Denver County, Colorado, this 2ND, day of March, 2023.
Elias Diggins, Sheriff
City and County of Denver, Colorado
By: Deputy Sheriff Sergeant Line
First Publication: March 31, 2023
Last Publication: April 28, 2023
Published in: The Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000029 To Whom It May Concern: On 1/26/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CHRISTINE G. JAMESON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LOANCARE, LLC Date of Deed of Trust (DOT): 11/17/2014 Recorded Date of DOT: 11/25/2014 Reception

No.of DOT: 2014144014 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $244,900.00 Outstanding Principal Amount as of the date hereof: $201,198.21 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 7 AND 8, BLOCK 4, CHERRY HILLS VISTA, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2840 SOUTH GAYLORD STREET, DENVER, CO 80210

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 25, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 3/31/2023 Last Publication: 4/28/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/07/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO20512

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000021 To Whom It May Concern: On 1/27/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARCOS RODRIGUEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 5/02/2019 Recorded Date of DOT: 5/07/2019 Reception No.of DOT: 2019055074 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $321,077.00 Outstanding Principal Amount as of the date hereof: $303,091.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: VIOLATIONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property

described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 5, BLOCK 7, GREEN VALLEY RANCH FILING NO. 56, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5545 GENOA STREET, DENVER, CO 80249
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 1, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.
The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/07/2023 Last Publication: 5/05/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/14/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N. APRIL WINECKI, 9800 S. MERIDIAN BLVD., SUITE 400, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 22-029094

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000041
To Whom It May Concern: On 2/01/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JUAN IBARRA ALFARO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR STEARNS LENDING, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 11/04/2016 Recorded Date of DOT: 11/14/2016 Reception No.of DOT: 2016158492** DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $282,500.00 Outstanding Principal Amount as of the date hereof: $266,828.88 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 1, BLOCK 2, SHERIDAN PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1100 S ZENOBIA ST, DENVER, CO 80219
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 1, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property

and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/07/2023 Last Publication: 5/05/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/14/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO11224

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000035 To Whom It May Concern: On 1/27/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ELISA M. VALDEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CLARION MORTGAGE CAPITAL INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 8/15/2006 Recorded Date of DOT: 8/25/2006 Reception No.of DOT: 2006137816** DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $107,520.00 Outstanding Principal Amount as of the date hereof: $92,485.91 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN

The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 39 AND 40, BLOCK 79, P.T. BARNUMS SUBDIVISION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 295 OSCEOLA ST, DENVER, CO 80219

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 1, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/07/2023 Last Publication: 5/05/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/14/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO21317

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000079 To Whom It May Concern: On 2/23/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DEBORAH L. SIEVING and DENNIS D. SIEVING Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICAN FINANCING CORPORATION Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 12/05/2019 Recorded Date of DOT: 12/16/2019 Reception No.of DOT: 2019176249 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $266,500.00 Outstanding Principal Amount as of the date hereof: $257,836.07 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: PART OF TRACT 57, GARFIELD HEIGHTS, NEW FILING, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 57, 136 FEET SOUTH OF THE NORTHEAST CORNER OF TRACT 58, THENCE WEST 150 FEET, THENCE SOUTH 58.04 FEET, THENCE EAST 150 FEET, THENCE NORTH 58.04 FEET TO POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1333 SOUTH IRVING STREET, DENVER, CO 80219
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 22, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.
The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/28/2023 Last Publication: 5/26/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/04/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 51088 RYAN BOURGEOIS, 139 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Fax #: (303) 813-1107 Attorney File #: 00000009728759

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000076 To Whom It May Concern: On 2/22/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: REID DANIELSON Original Beneficiary: 26.925% ZIA TRUST CUSTODIAN FOR ANDREW L. FELD IRA, 46.15% MIKE FELD, 26.925% VICTOR ROSENTHAL Current Holder of Evidence of Debt: 26.925% ZIA TRUST CUSTODIAN FOR ANDREW L. FELD IRA, 46.15% MIKE FELD, 26.925% VICTOR ROSENTHAL Date of Deed of Trust (DOT): 10/14/2021 Recorded Date of DOT: 10/20/2021 Reception No.of DOT: 2021196762 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $130,000.00 Outstanding Principal Amount as of the date hereof: $129,006.63 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE PAYMENTS ON SAID INDEBTEDNESS WHEN THE SAME WERE DUE AND OWING, AND THE LEGAL HOLDER OF THE INDEBTEDNESS HAS ACCELERATED THE SAME AND DECLARED THE SAME IMMEDIATELY FULLY DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 6, BLOCK 1, RESUBDIVISION OF BLOCK 2 AND A PART OF BLOCK 1, MOUNTAIN VIEW, CITY AND COUNTY OF DENVER STATE OF COLORADO ALSO WITH A STREET ADDRESS OF 3875 TENNYSON STREET, DENVER, CO 80212 (THE “PROPERTY”) Which has the address of 3875 TENNYSON STREET, DENVER, CO 80212
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 22, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)’ heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys’ fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee’s Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.
The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/28/2023 Last Publication: 5/26/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/04/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MILLER & LAW, P.C.

Denver Registration #: 35960 JENNIFER D DUETTRA, 1900 W. LITTLETON BOULEVARD, LITTLETON, CO 80120 Phone #: 303-722-6500 Attorney File #: 3875 TENNYSON STREET

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2023PR30480
In the Matter of the Estate of
MATTHEW THOMAS AHEARN, *a/k/a* MATTHEW T. AHEARN, *a/k/a* MATTHEW AHEARN, a/k/a MATT AHEARN, 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 28, 2023 or the claims may be forever barred.

LORRAINE AHEARN
Personal Representative
109 Stover Rd,.
Rochester, New York 14624

MICHAEL A. SMEENK, Esq. Atty. Reg. #: 38921
Attorney for the Personal Representative
Frascona, Joiner, Goodman & Greenstein, P.C.
4750 Table Mesa Drive
Boulder, CO 80305-5541
Phone Number: (303) 494-3000
FAX Number: (303) 494-6309
E-mail: mike@frascona.com
First Publication: April 28, 2023
Second Publication: May 5, 2023
Third Publication: May 12, 2023
Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000026 To Whom It May Concern: On 1/24/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: RICARDO A. GONZALEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 3/25/2021 Recorded Date of DOT: 4/01/2021 Reception No.of DOT: 2021059958 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $182,156.00 Outstanding Principal Amount as of the date hereof: $177,476.77 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 495 S DAYTON ST APT 1B, DENVER, CO 80247
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 25, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the

Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 3/31/2023 Last Publication: 4/28/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/07/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO21286

EXHIBIT "A"

LEGAL DESCRIPTION

All the real property, together with improvements, if any, situate, lying and being in the County of Denver, State of Colorado, described as follows:

Parcel I:

An undivided 1/184th interest in and to Block 26, Windsor Gardens East, subject to Easements and Reservations of Record, City and County of Denver, State of Colorado.

Parcel II:

All of that space or area which lies between the ceiling and the floor, and the walls of apartment No. 1-B (for convenient reference, numbered as unit No. 2536) in building No. 78 now or hereafter constructed in said block, said building located substantially as shown on the area plat plan thereof filed of Record in the Office of the Clerk and Recorder of the City and County of Denver, Colorado, on the 9th day of August, 1971 in Condominium Plat Book 2 at Page 9, City and County of Denver, State of Colorado.

Parcel III:

An undivided 1/44th interest in and to the apartment building equipment therein installed and appurtenant thereto within which the above described space or area is located, City and County of Denver, State of Colorado Together With:

(1) The exclusive right-to use and occupy parking stall No. 89 in parking Lot No. up 26 of said block, located substantially as shown on the area plat plan referred to above.

(2) The exclusive right to-use balconies, air-conditioners or other appliances which project beyond the space or area, above described and contiguous -thereto, without right of grantee herein to enclose said balcony or otherwise alter the same without the consent of the Windsor Management Company or Its Successor Board of Managers.

(3) A right of way, in common with others, for ingress and egress to and from the property described above

(4) The right to use the stairs, halls, passage ways and other common areas in the apartment building described in Parcel II above in common with other owners of such building including their agents, servants, employees, and invitees.

(5) The right to use common areas in said block in common with other owners of space or areas in apartment buildings now or hereafter constructed in said block except the use of the common areas located in buildings other than that described in Parcel II above, including their agents, servants, employees and invitees, City and County of Denver, State of Colorado.

Being that parcel of land conveyed to Ricardo A. Gonzales, not a tenant in severalty from Gary L. Ball and Helen E. Ball by that deed dated 09/26/2017 and recorded 09/28/2017 in Instrument 2017127843, of the Denver County, CO public registry. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows: None

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold "AS IS" at **V.I.P. TOWING & RECOVERY, LLC.**, 5855 Federal Blvd. Phone: 720-621-0478:

YEAR	MAKE/MODEL	VIN
2002	Ford Explorer	C60114
2002	Chevy Impala	179014

Date of Publication: April 28, 2023
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000050 To Whom It May Concern: On 2/06/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: TARA RADATTI and JEFF RADATTI Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 4/14/2015 Recorded Date of DOT: 4/15/2015 Reception No.of DOT: 2015047805 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $343,660.00 Outstanding Principal Amount as of the date hereof: $292,455.83 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 20 AND 21, BLOCK 19, PARK HILL ANNEX, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2916 FOREST ST, DENVER, CO 80207

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 8, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/14/2023 Last Publication: 5/12/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/21/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO11419

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000065 To Whom It May Concern: On 2/16/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARIA F. REYNOLDS and DAVID S. REYNOLDS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC Date of Deed of Trust (DOT): 7/20/2016 Recorded Date of DOT: 7/29/2016 Reception No.of DOT: 2016100202 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $427,500.00 Outstanding Principal Amount as of the date hereof: $155,984.37 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO PAY PROPERTY CHARGES, INCLUDING, BUT NOT LIMITED TO, REAL PROPERTY TAXES AND BORROWER'S FAILURE TO PERFORM OBLIGATIONS UNDER THE DEED OF TRUST INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAINTAIN HAZARD INSURANCE AND/OR TO PAY HAZARD INSURANCE PREMIUMS AND PROVIDE EVIDENCE OF PAYMENT. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 25, BLOCK 16, GLENBROOK, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 9155 W BELLWOOD PLACE, LITTLETON, CO 80123
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 15, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.
The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/21/2023 Last Publication: 5/19/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/28/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N. APRIL WINECKI, 9800 S. MERIDIAN BLVD., SUITE 400, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-029208

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2023PR30491
In the Matter of the Estate of
SARAH CULVER CHAMBERLAIN, 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 21, 2023 or the claims may be forever barred.

STAN FORD
Personal Representative
5036 Tennyson Street
Denver, Colorado 80212

JULIA DAVIDSON RILEY, Atty. Reg. #: 11462
Attorney for the Personal Representative
555 Rivergate Lane, B1-212
Durango, Colorado 81301
Phone: 303-960-5476
E-mail: jrileydurango@gmail.com
First Publication: April 21, 2023
Second Publication: April 28, 2023
Third Publication: May 5, 2023
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000024 To Whom It May Concern: On 1/24/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: GREEN STAR RISING, INC. Original Beneficiary: COST FUND 1, LLC Current Holder of Evidence of Debt: COST FUND 1, LLC Date of Deed of Trust (DOT): 10/25/2018 Recorded Date of DOT: 10/26/2018 Reception No.of DOT: 2018139202 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $1,200,000.00 Outstanding Principal Amount as of the date hereof: $1,200,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS THAT WERE VIOLATED UNDER THE DEBT, THE DEED OF TRUST, OR BOTH, ON WHICH THIS DEMAND FOR FORECLOAURE IS BASED ARE AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE NORTH 1/2 OF LOT 13 AND ALL OF LOTS 14 AND 15, BLOCK 6, KENNEDY'S ADDITION TO THE TOWN OF HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 2755 GROVE STREET, DENVER, CO 80211

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 25, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 3/31/2023 Last Publication: 4/28/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/07/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BURNS WALL

AND MUELLER PC Denver Registration #: 12217 ROBERT T. COSGROVE, BURNS, WALL AND MUELLER, P.C., 303 EAST 17TH AVENUE, SUITE 920, DENVER, COLORADO 80203 Phone #: 303-830-7000 Attorney File #: 2755 GROVE STREET

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000071 To Whom It May Concern: On 2/17/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: TILO LOPEZ Original Beneficiary: CAPITAL FUND 1, LLC Current Holder of Evidence of Debt: CAPITAL FUND REIT, LLC Date of Deed of Trust (DOT): 4/19/2022 Recorded Date of DOT: 4/25/2022 Reception No.of DOT: 2022055627 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $521,000.00 Outstanding Principal Amount as of the date hereof: $521,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 30, BLOCK 29, UNIVERSITY HILLS NO. 2, FILING NO.2, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2749 S GLENCOE ST, DENVER, CO 80222
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 22, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.
The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/28/2023 Last Publication: 5/26/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/04/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 19011 SCOTT D. TOEBBEN, 216 16TH STREET, SUITE #1210, DENVER, CO 80202 Phone #: 720-259-6710 Attorney File #: 22CO00360-1

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: **04/28/2023**:

STOCK	YEAR	MAKE/MODEL	VIN
290937	2003	Acura CL	001038
290947	2001	Chevrolet Tahoe	214830

290314 1999 Mercury Grand Marquis 699372
Date of Publication: April 28, 2023
Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000070 To Whom It May Concern: On 2/17/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ANTHONY MANTELLI Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MOVEMENT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 4/17/2020 Recorded Date of DOT: 4/20/2020 Reception No.of DOT: 2020053540 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $260,000.00 Outstanding Principal Amount as of the date hereof: $251,363.86 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT 3, BUILDING F, WESTCHESTER CONDOMINIUMS SOUTH , ACCORDING TO THE MAP THEREOF FILED FOR RECORD IN CONDOMINIUM BOOK 10, PAGES 25 THROUGH 57, INCLUSIVE, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF WESTCHESTER CONDOMINIUMS SOUTH RECORDED IN BOOK 1843, PAGE 484 THROUGH 580, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3657 W UNION AVE, U-3, DENVER, CO 80236
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 15, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.
The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/21/2023 Last Publication: 5/19/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/28/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO21227

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000064 To Whom It May Concern: On 2/14/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: AUSTIN MARTINSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC. DBA REAL ESTATE MORTGAGE NETWORK Current Holder of Evidence of Debt: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF STARWOOD MORTGAGE RESIDENTIAL TRUST 2021-2 Date of Deed of Trust (DOT): 2/28/2020 Recorded Date of DOT: 3/06/2020 Reception No.of DOT: 2020033088 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $325,500.00 Outstanding Principal Amount as of the date hereof: $316,494.95 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 7, BLOCK 12, JEROME ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1370 S MEADE ST, DENVER, CO 80219

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 15, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/21/2023 Last Publication: 5/19/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/28/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 31149 RANDALL M CHIN ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: 303-350-3711 Attorney File #: 00000009680299

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000022 To Whom It May Concern: On 1/23/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: BEATRIS A. CASILLAS and JOSE G. DELUNA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR IRWIN MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 12/02/2005 Recorded Date of DOT: 12/12/2005 Reception No.of DOT: 2005211001** DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $198,701.00 Outstanding Principal Amount as of the date hereof: $133,694.12 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 4, BLOCK 3, GREEN VALLEY RANCH FILING NO. 50, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 20486 E. ROBINS DR., DENVER, CO 80249

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 25, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 3/31/2023 Last Publication: 4/28/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/07/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 28597 HEATHER DEERE, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO21360

DISTRICT COURT, COUNTY OF DENVER, STATE OF COLORADO
CASE NO. 22CV31733 DIV. 280
Plaintiff: WOODSIDE VILLAGE CONDOMINIUM ASSOCIATION, INC., a Colorado non-profit corporation
vs.
Defendants: CHRISTOPHER BENGSTON; and LEROY BENGSTON

NOTICE OF SHERIFF'S SALE

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to the Denver County District Court's Order for Default Judgment and Decree of Foreclosure dated January 18, 2023 and C.R.S. §38-38-101 et seq., by Woodside Village Condominium Association, Inc. ("Association"), the current holder of a statutory lien. The judicial foreclosure is based on a default under the Condominium Declaration of Woodside Village Condominiums, recorded with the Denver County Clerk and Recorder on August 17, 1981, in Book 2434 at Page 10 ("Declaration"). The Declaration, as recorded, establishes a lien for the benefit of Woodside Village Condominium

Association, Inc., **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS** legally described as follows:
Condominium Unit No. 108, Building No. 9, Woodside Village Condominiums, in accordance with the Declaration recorded August 17, 1981 in Book 2434 at Page 10, and any and all supplements and amendments thereto and Condominium Map recorded August 17, 1981, in Book 20 at Page 11 of the Denver County, Colorado, records, and any and all amendments and supplements thereto, Together with the exclusive right to use the following limited common elements: Parking Space No. 249, City and County of Denver, State of Colorado.
Also known as 8335 Fairmount Drive, #9-108, Denver, CO 80247 ("Property")
The Property being foreclosed is all of the property encumbered by the Association's lien. 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. 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.
The Sheriff's sale has been scheduled to occur at 10:00 A.M., on the 8TH, day of June, 2023, on the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, Colorado 80202; telephone number 720-865-9556. At the sale, the Sheriff will sell the above described real property and improvements thereon to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in or to said real property in connection with this sale.
The name, address, and telephone number of the attorney representing the Plaintiff is: Kathryn Willard #50236, Vial Fotheringham LLP, 12600 W. Colfax Ave. Ste. C200, Lakewood, CO 80215; telephone: 720-943-8811.
BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID AT THE TIME OF SALE. Judgment is in the amount of $13,374.37.

DATED: March 15, 2023. Elias Diggins, Sheriff
City and County of Denver, Colorado
By: Deputy Sheriff Sergeant Line
First Publication: April 14, 2023
Last Publication: May 12, 2023
Published In: The Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000057 To Whom It May Concern: On 2/09/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: IVEORY J HOWSE, LENNARD HOWSE and THEIR HEIRS AND SUCCESSOR AND ASSIGNS, FOREVER Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: SPECIALIZED LOAN SERVICING, LLC Date of Deed of Trust (DOT): 11/30/2011 Recorded Date of DOT: 12/12/2011 Reception No.of DOT: 2011140345 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $118,011.00 Outstanding Principal Amount as of the date hereof: $69,400.43 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE THE MONTHLY MORTGAGE PAYMENTS AS REQUIRED BY THE TERMS OF THE NOTE AND DEED OF TRUST. SUCH FAILURE CONSTITUTES A BREACH UNDER THE NOTE AND DEED OF TRUST TRIGGERING THE POWER OF SALE BY THE PUBLIC TRUSTEE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 14, BLOCK 11, CLAYTON PARK ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3035 RICHARD ALLEN C., DENVER, CO 80205
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of

election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 8, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.
The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/14/2023 Last Publication: 5/12/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/21/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: THE SAYER LAW GROUP, P.C. Denver Registration #: 46396 MARCELLO G ROJAS, 3600 SOUTH BEELER STREET, SUITE 330, DENVER, CO 80237 Phone #: (303) 353-2965 Attorney File #: CO220153

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000012 To Whom It May Concern: On 1/27/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: TOMALA A. EVANS-RICE Original Beneficiary: FLAGSTAR BANK, FSB Current Holder of Evidence of Debt: ARCPE 1, LLC Date of Deed of Trust (DOT): 9/29/2003 Recorded Date of DOT: 5/20/2004 Reception No.of DOT: 2004110674 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $30,000.00 Outstanding Principal Amount as of the date hereof: $35,283.29 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 6545 E ARIZONA AVE #397, DENVER, CO 80224
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 1, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept.

101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.
The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/07/2023 Last Publication: 5/05/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/15/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 51088 RYAN BOURGEOIS, 139 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Fax #: (303) 813-1107 Attorney File #: 00000007956287

LEGAL DESCRIPTION

UNIT 7, BUILDING 39, CLUB MONACO FIFTH FILING, ACCORDING TO THE CONDOMINIUM MAP THERETO RECORDED APRIL 18, 1980, IN BOOK 15 AT PAGE 102 AND ACCORDING TO AND SUBJECT THE CONDOMINIUM DECLARATION RECORDED JANUARY 25, 1979 IN BOOK 1839 AT PAGE 377, AND THE SUPPLEMENT THERETO RECORDED APRIL 18, 1980 IN BOOK 2142 AT PAGE 679, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE OF GARAGE NUMBER 4. CITY AND COUNTY OF DENVER, STATE OF COLORADO.
PURSUANT TO ORDER FOR REFORMATION AND DISMISSAL OF FORECLOSURE CLAIM RECORDED ON 06/11/2020 AT REC. NO. 2020079665.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000054 To Whom It May Concern: On 2/07/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DJON PLANT Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR IDEAL HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CITIZENS BANK, N.A. Date of Deed of Trust (DOT): 6/25/2018 Recorded Date of DOT: 7/02/2018 Reception No.of DOT: 2018081051 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $100,000.00 Outstanding Principal Amount as of the date hereof: $91,552.88 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1568 VERBENA ST., DENVER, CO 80220
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 8, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept.

101, Denver, Colorado 80202for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/14/2023 Last Publication: 5/12/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/21/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO21408

EXHIBIT A

PARCEL C

AS SHOWN ON THE IMPROVEMENT SURVEY PLAT RECORDED FEBRUARY 18, 1999 AT RECEPTION NO, 9900025250 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF LOTS 4, 5 AND 6, BLOCK 4, EAST COLFAX SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOTS, WHICH IS 40.00 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 7, THENCE NORTH ALONG THE WEST LINE OF SAID LOTS A DISTANCE OF 20,00 FEET, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 20.00 FEET, THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS, A DISTANCE OF 18.24 FEET, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 27.38 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 9.88 FEET, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 15.41 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS, A DISTANCE OF 19.59 FEET, THENCE EAST AND PARALLEL WITH THE SOUTH LINE; OF SAID LOT 7 A DISTANCE OF 9.10 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS, A DISTANCE OF 20.00 FEET, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF LOT 7 A DISTANCE OF 33.69 FEET, THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 11.22 FEET, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF LOT 7 A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, TOGETHER WITH AN UNDIVIDED 1/6 INTEREST IN AND TO PARCEL D BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF LOTS 1 THROUGH 7 INCLUSIVE, BLOCK 4, EAST COLFAX SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOTS, WHICH IS 60.00 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 7, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 20.00 FEET, THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 18.24, FEET, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 27.38 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF

EXHIBIT A

SAID LOTS A DISTANCE OF 9.88 FEET, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 15.41 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 19.59 FEET, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 18.60 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 19.37 FEET, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF LOT 7 A DISTANCE OF 18.50 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 29.41 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7, THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF

25.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, THENCE NORTH ALONG THE WEST LINE OF SAID LOTS A DISTANCE OF 175.00 FEET TO THE NORTHWEST CORNER OF LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 25.12 FEET,THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 29.64 FEET, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF LOT 7 A DISTANCE OF 18.51 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 19.43 FEET, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF LOT 7 A DISTANCE OF 18.60 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 19.66 FEET, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF LOT 7 A DISTANCE OF 15.39 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID. LOTS A ALTA COMMITMENT (6-17-06)
SCHEDULE A
PAGE 2
FILE NO: HT1844883
DISTANCE OF 9.92 FEET, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF LOT 7 A DISTANCE OF 27.38 FEET, THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 18.65 FEET, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF LOT 7 A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST LINE OF SAID LOTS, THENCE SOUTH 55.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING. CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000023 To Whom It May Concern: On 1/23/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CECIL BASS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 7/31/2019 Recorded Date of DOT: 8/05/2019 Reception No.of DOT: 2019101257 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $319,113.00 Outstanding Principal Amount as of the date hereof: $328,761.14 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: VIOLATIONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 16020 E WARNER PLACE, DENVER, CO 80239
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 25, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and

submitting bids may be found online at https://www.denver.realforeclose.com.
The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 3/31/2023 Last Publication: 4/28/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/07/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N. APRIL WINECKI, 9800 S. MERIDIAN BLVD., SUITE 400, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 22-029066

LEGAL DESCRIPTION

The land referred to herein is situate in Denver county, state of Colorado and is described as follows:
A PARCEL OF LAND BEING A PORTION OF LOT 2, BLOCK 15, DENVER CONNECTION WEST FILING NO.1 AS RECORDED UNDER RECEPTION NO. 2016106834 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTH ONE-HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2 WHENCE THE NORTHEAST CORNER OF SAID LOT 2 BEARS NORTH 89°37’19” EAST WITH ALL BEARINGS HEREON RELATIVE THERETO; THENCE NORTH 89°37’19” EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 30.67 FEET; THENCE DEPARTING FROM SAID NORTH LINE, SOUTH 00°22’41” EAST A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE ALONG SAID SOUTH LINE, SOUTH 89°37’19” WEST, A DISTANCE OF 8.67 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 22.00 FEET, A DELTA ANGLE OF 90°00’00”, AN ARC LENGTH OF 34.56 FEET AND WHOSE CHORD BEARS NORTH 45°22’41” WEST A DISTANCE OF 31.11 FEET; THENCE ALONG THE WEST LINE OF SAID LOT 2, NORTH 00°22’41” WEST A DISTANCE OF 53.00 FEET TO THE POINT OF BEGINNING; CITY AND COUNTY OF DENVER, STATE OF COLORADO

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000033 To Whom It May Concern: On 1/27/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: BRITTNEY A RUDOLPH Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR MICHIGAN MUTUAL INC. Current Holder of Evidence of Debt: PENNYMAC LOAN SERVICES, LLC Date of Deed of Trust (DOT): 3/29/2019 Recorded Date of DOT: 4/01/2019 Reception No.of DOT: 2019036529 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $337,769.00 Outstanding Principal Amount as of the date hereof: $316,982.02 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT ‘A’ AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 523 S. PENNSYLVANIA ST, DENVER, CO 80209

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 25, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.
The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 3/31/2023 Last Publication: 4/28/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/07/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 19011 SCOTT D. TOEBBEN, 216 16TH STREET, SUITE #1210, DENVER, CO 80202 Phone #: 720-259-6710 Attorney File #: 23CO00019-1

ATTACHED LEGAL DESCRIPTION

That part of Lot 42 and the North 1/2 of Lot 41, Block 4, Knox and Curriers Subdivision, more particularly described as follows: Beginning at the Southeast Corner of the North 1/2 of Lot 41, thence West along the South line of said North 1/2 of Lot a distance of 125.00 feet to the Southwest Corner of said North 1/2 of Lot 41; thence North along the West line of said Lots 41 and 42 a distance of 37.50 feet to the Northwest Corner of Lot 42; thence East along the North line of said Lot 42 a distance of 31.98 feet; thence South and parallel with the West line of said Lots 41 and 42 a distance of 16.54 feet; thence West and parallel with the North line of said Lot 42 a distance of 5.57 feet; thence South and parallel with the West line of said Lots a distance of 10.40 feet; thence West and parallel with the North line of said Lot 42 a distance of 5.41 feet; thence South and parallel with the West line of said Lots a distance of 8.15 feet; thence East and parallel with the South line of said North 1/2 of Lot 41 a distance of 104.00 feet of a point on the East line of said Lot 41; thence South along said East line a distance of 2.42 feet to the Point of Beginning, City and County of Denver, State of Colorado. Also Known as: 523 South Pennsylvania Street, Denver, CO 80209-4111

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000046 To Whom It May Concern: On 2/03/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DORETHY L. GOLDEN and HARVEY GOLDEN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC, D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 1/20/2016 Recorded Date of DOT: 2/05/2016 Reception No.of DOT: 2016014452 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $101,000.00 Outstanding Principal Amount as of the date hereof: $90,873.14 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN

VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 7, BLOCK 12, HARVEY PARK ADDITION FILING NO. 16, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4110 WEST FLOYD AVENUE, DENVER, COLORADO 80236

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 8, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/14/2023 Last Publication: 5/12/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/21/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Attorney File #: CO-22-945960-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000059 To Whom It May Concern: On 2/08/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ANTHONY E. STAMPER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FLAGSTAR BANK, N.A. Date of Deed of Trust (DOT): 2/23/2018 Recorded Date of DOT: 3/05/2018 Reception No.of DOT: 2018026258 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $149,551.00 Outstanding Principal Amount as of the date hereof: $134,592.75 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 17 AND THE NORTH 1/2 OF LOT 18, BLOCK 5, SCHERMERHORN AND WORRELL'S SUBDIVISION OF MONTCLAIR, CITY AND COUNTY OF DENVER, STATE OF

COLORADO. Which has the address of 1930 VERBENA STREET, DENVER, CO 80220
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 8, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.
The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/14/2023 Last Publication: 5/12/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/21/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: IDEA LAW GROUP, LLC Denver Registration #: 34682 JENNIFER C ROGERS, 4100 E. MISSISSIPPI AVE., STE 420, DENVER, CO 80246 Phone #: 877-353-2146 Attorney File #: 48068362

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000077 To Whom It May Concern: On 2/22/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JESUS MARQUEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOMECOMINGS FINANCIAL, LLC (F/K/A HOMECOMINGS FINANCIAL NETWORK, INC.), ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FIRSTKEY MASTER FUNDING 2021 - A COLLATERAL TRUST Date of Deed of Trust (DOT): 2/16/2007 Recorded Date of DOT: 2/28/2007 Reception No.of DOT: 2007034285 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $29,760.00 Outstanding Principal Amount as of the date hereof: $15,849.54 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: VIOLATIONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 19, BLOCK 2, PERL-MACK SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1274 SOUTH BEACH COURT, DENVER, CO 80219
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 22, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns

therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/28/2023 Last Publication: 5/26/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/04/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N. APRIL WINECKI, 9800 S. MERIDIAN BLVD., SUITE 400, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 22-029058

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000082 To Whom It May Concern: On 2/23/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ANA GAMBOA GONZALEZ and JESUS ADRIAN MOLINA JR Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 5/30/2019 Recorded Date of DOT: 6/03/2019 Reception No.of DOT: 2019066999 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $369,753.00 Outstanding Principal Amount as of the date hereof: $350,403.53 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: VIOLATIONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 15, BLOCK 6, DENVER CONNECTION WEST-FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4728 HELENA STREET, DENVER, CO 80239

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 22, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/28/2023 Last Publication: 5/26/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/04/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L BERRY, 9800 SOUTH MERIDIAN BOULEVARD, SUITE #400, ENGLEWOOD, CO 80112 Phone #: 3037069990 Attorney File #: 23-029365

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000034 To Whom It May Concern: On 1/27/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOHN D ROSEMEIER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GUARANTY RESIDENTIAL LENDING, INC. Current Holder of Evidence of Debt: M&T BANK Date of Deed of Trust (DOT): 1/12/2004 Recorded Date of DOT: 1/28/2004 Reception No.of DOT: 2004026886 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $185,745.00 Outstanding Principal Amount as of the date hereof: $153,562.05 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE SOUTH 18.75 FEET OF LOT 8, AND THE NORTH 1/2 OF LOT 9, BLOCK 8, HUMPHREY'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO AS CORRECTED BY AFFIDAVITRE: SCRIVENER'S ERROR RECORDED JULY 20, 2015 AT RECEPTION NO. 2015099246 Which has the address of 4224 QUIVAS STREET, DENVER, CO 80211
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 1, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.
The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/07/2023 Last Publication: 5/05/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/14/2023 Paul Lopez

DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 19011 SCOTT D. TOEBBEN, 216 16TH STREET, SUITE #1210, DENVER, CO 80202 Phone #: 720-259-6710 Attorney File #: 20CO00030-2

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000074 To Whom It May Concern: On 2/21/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: WILLIAM J BENOIT JR. and MARY BENOIT Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: BANK OF AMERICA, N.A. Date of Deed of Trust (DOT): 12/28/2004 Recorded Date of DOT: 1/12/2005 Reception No.of DOT: 2005007171 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $26,000.00 Outstanding Principal Amount as of the date hereof: $25,824.19 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 4, BLOCK 12, BOW-MAR HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 4264 W. RADCLIFF AVE, DENVER, COLORADO 80236
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 22, 2023, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com.
The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of 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. First Publication: 4/28/2023 Last Publication: 5/26/2023 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/04/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Attorney File #: CO-23-952967-LL