

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000430 To Whom It May Concern: On 10/26/2023 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: ROBERT CHISHOLM Original Beneficiary: AMERIQUEST MORTGAGE COMPANY Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-R1 Date of Deed of Trust (DOT): 12/16/2005 Recorded Date of DOT: 1/09/2006 Reception No. of DOT: 2006004761 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$205,200.00 Outstanding Principal Amount as of the date hereof: \$138,668.30 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 MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND 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: THE EAST 34.35 FEET OF THE SOUTH 8 FEET OF LOT 8, ALL OF LOT 9, EXCEPT THE EAST 34.95 FEET OF THE WEST 90.65 FEET OF THE NORTH 14.92 FEET THEREOF, AND ALL OF LOT 10, BLOCK 1, WILKIES ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1660 WILLOW 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 February 22, 2024, 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: 12/29/2023 Last Publication: 1/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/19/2023 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, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-030870

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000459 To Whom It May Concern: On 11/08/2023 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: BENITA M. GUZMAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SYNERGY ONE LENDING, INC. DBA: RETIREMENT FUNDING SOLUTIONS, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC Date of Deed of Trust (DOT): 8/07/2017 Recorded Date of DOT: 8/11/2017 Reception No. of DOT: 2017105910 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$637,500.00 Outstanding Principal Amount as of the date hereof:

\$286,173.51 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:

THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING 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 52, CASE AND EBERTS ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3238 ARAPAHOE STREET, 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 March 7, 2024, 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: 1/12/2024 Last

Publication: 2/09/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/02/2024 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, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-031215

Public Notice for vehicles to be sold by BEAR ENTERPRISE TOWING

Year/Make/Model	Vin #
2006 Dodge Ram Van	B32020

Bear Enterprise Towing

PUC: T-03984

Phone: 720-276-9412

Date of Publication: January 12, 2024

Published: Intermountain Jewish News

NOTICE OF DISSOLUTION COMMON GROUND COLLECTIVE LLC. In accordance with Colorado Revised Statute § 7-90-912, notice is hereby given, that Common Ground Collective LLC dba Counter Culture Brewing Company, a Colorado limited liability company (the "**Company**"), whose last known principal office was 205 E. 7th St., Denver, CO 80203 was dissolved effective October 2, 2023. Any party asserting a claim that is not otherwise barred by applicable statute of limitations or applicable Colorado law, against the Company must present such claim in accordance with this notice. Each such claim must be in writing and must include the following information: (a) the name, mailing address, and telephone number of the claimant; (b) the name or title of the individual whom the Company may contact about the claim and, if different from the telephone number of the claimant, the telephone number of such individual; (c) the date the claim was discovered; (d) the dollar amount of the claim and the remedy sought; (e) facts and documentation in support of the claim; and (f) any other information that may assist the Company in evaluating the claim. The claim must be sent to: Common Ground Collective LLC, c/o Milgrom & Daskam, 1550 Larimer St. #503, CO 80202, Attention: Jon Milgrom. Unless sooner barred by any other statute limiting actions, any claim against the dissolved entity will be barred if an action to enforce the claim is not commenced within five years after the publication of the notice or within four months after the claim arises, whichever is later.

First Publication: December 15, 2023

Last Publication: January 12, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000448 To Whom It May Concern: On 11/03/2023 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: MICHAEL J LIPAN Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION ND Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/12/2009 Recorded Date of DOT: 3/12/2009 Reception No. of DOT: 2009031131 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$150,000.00 Outstanding Principal Amount as of the date hereof: \$115,755.25 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 2302 DAHLIA ST S, DENVER, CO 80222-6042

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 March 7, 2024, 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: 1/12/2024 Last Publication: 2/09/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/02/2024 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 #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 22CO00252-1

LEGAL DESCRIPTION

SITUATED IN THE CITY AND COUNTY OF DENVER, AND STATE OF COLORADO TO WIT:

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN CITY AND COUNTY OF DENVER STATE OF COLORADO AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN BOOK 187 AT PAGE 575 OF THE RECORDS

OF THE CLERK AND RECORDER, CITY AND COUNTY OF DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NE 1/4 WHICH IS 30.00 FEET EAST OF THE SW CORNER OF SAID NE 1/4; THENCE N 00 DEG. 10' 30" W PARALLEL WITH THE WEST LINE OF SAID NE 1/4 A DISTANCE OF 49.13 FEET; THENCE N 89 DEG. 55' 15" E PARALLEL WITH THE SOUTH LINE OF SAID NE 1/4 A DISTANCE OF 26.65 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY LINE OF A PARCEL OF LAND DESCRIBED AT BOOK 187, PAGE 575 OF THE RECORDS OF THE CLERK AND RECORDER, CITY AND COUNTY OF DENVER; THENCE S 33 DEG. 58' 25" E ALONG SAID LINE A DISTANCE OF 59.19 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID NE 1/4; THENCE S 89 DEG. 55' 15" W ALONG SAID SOUTH LINE A DISTANCE OF 59.58 FEET TO THE POINT OF BEGINNING. CONTAINING 2118 SQUARE FEET, OR 0.049 ACRES MORE OR LESS.

BASIS OF BEARINGS: THE WEST LINE OF THE NE 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS N 00 DEG. 10' 30" W AS DERIVED FROM GPS OBSERVATIONS ON THE TERMINI OF SAID LINE. SAID LINE IS MONUMENTED BY A 2 1/2" ALUMINUM CAP ON REBAR IN RANGE BOX LS 28669, 2002 AT THE SOUTH END OF SAID LINE; AND A 3 1/4" ALUMINUM CAP ON REBAR IN RANGE BOX, LS 9479 AT THE NORTH END OF SAID LINE.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN VOLUME 000, PAGE 000, OF THE DENVER COUNTY, COLORADO RECORDS.

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at **Colorado Auto Recovery, INC.**, 281 E. 55th Ave, Denver CO 80216, 720-400-9995.

YEAR/MAKE/MODEL	VIN #
2010 Mazda Mazda3	646504
2013 Hyundai Sonata	646504
1995 Chevrolet S-10	158028
2009 Ford Escape	B86158
2000 Acura TL	044323
2006 Scion XB	123900

Date of Publication: January 12, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000446 To Whom It May Concern: On 11/03/2023 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: ERROL G. VERMONT Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FINANCE OF AMERICA REVERSE LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC Date of Deed of Trust (DOT): 6/08/2020 Recorded Date of DOT: 6/24/2020 Reception No. of DOT: 2020087461 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$570,000.00 Outstanding Principal Amount as of the date hereof: \$216,997.12 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 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: THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING 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 24, BLOCK 4, GREEN VALLEY RANCH FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 19340 EAST SCOTT PLACE, 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 March 7, 2024, 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: 1/12/2024 Last Publication: 2/09/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/02/2024 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, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 22-029145

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000407 To Whom It May Concern: On 10/06/2023 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: DALE SCHUMACHER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR LOANDEPOT.COM, LLC Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 5/24/2019 Recorded Date of DOT: 5/29/2019 Reception No. of DOT: 2019064966 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$315,000.00 Outstanding Principal Amount as of the date hereof: \$321,777.53 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 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 11, BLOCK 4, MONTBELLO NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5022 SCRANTON 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 February 8, 2024, 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: 12/15/2023 Last Publication: 1/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/05/2023 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, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Fax #: (303) 813-1107 Attorney File #: 00000009909797

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 23C01256

Courtroom: 100K

Public Notice is given on January 5, 2024 that a Petition for a Change of Name of an Adult has been filed with the Denver County Court.

The Petition requests that the name of CAROLYN JEAN BURNETT be changed to ASET TEFNUT BURNETT.

First Publication: January 12, 2024

Second Publication: January 19, 2024

Third Publication: January 26, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000449 To Whom It May Concern: On 11/03/2023 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: LADONNA E CHIRICHIGNO and JOHN R CHIRICHIGNO Original Beneficiary: JPMORGAN CHASE BANK, N.A. Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE, LLC Date of Deed of Trust

(DOT): 7/24/2015 Recorded Date of DOT: 7/29/2015 Reception No. of DOT: 2015104700 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$111,300.00 Outstanding Principal Amount as of the date hereof: \$84,099.74 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 6, EXCEPT THE SOUTH 10 FEET OF SAID LOT, BLOCK 12, WELLSHIRE HEIGHTS, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3000 S JACKSON ST, 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 March 7, 2024, 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>.

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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000450 To Whom It May Concern: On 11/06/2023 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: MARIELA MUNOZ-GAMBOA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 2/23/2022 Recorded Date of DOT: 3/02/2022 Reception No.of DOT: 2022028597 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$274,725.00 Outstanding Principal Amount as of the date hereof: \$265,729.26 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: LOTS 23 AND 24, BLOCK 5, NORTH SWANSEA ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5000 SAINT PAUL STREET, DENVER, CO 80216

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 March 7, 2024, 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>.

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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: 1/12/2024 Last Publication: 2/09/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/02/2024 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 #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 23CO00110-2

NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **D.E.N. Towing Specialists, LLC**, abandoned vehicle sale: Address: 10205 Brighton Rd., Henderson, CO 80640, Phone: 303-859-5522.

YEAR/MAKE/MODEL	VIN
2004 INFINITI FX	404444
2011 CHEV IMPALA	319599
2016 LOAD TRAIL EZ 20	099498
2012 MAZDA MAZDA2	134687

Date of Publication: January 12, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000453 To Whom It May Concern: On 11/07/2023 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: JULIA SILVER-VELASQUEZ, AN UNMARRIED WOMAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR PRISM MORTGAGE COMPANY Current Holder of Evidence of Debt: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 3/07/2001 Recorded Date of DOT: 3/13/2001 Reception No.of DOT: 2001036054 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$173,057.00 Outstanding Principal Amount as of the date hereof: \$148,131.42 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 15, BLOCK 5, GREEN VALLEY RANCH FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 18994 EAST 44TH AVENUE, 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 March 7, 2024, 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: 1/12/2024 Last Publication: 2/09/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/02/2024 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 #: 40660 JESSICA J GROEN, 3600 SOUTH BEELER STREET, SUITE 330, DENVER, CO 80237 Phone #: (303) 353-2965 Attorney File #: CO230124

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000456 To Whom It May Concern: On 11/08/2023 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: SUSAN M. ELSE and ROBERT D. ELSE Original Beneficiary: ALAN G. MOLK AND HELEN M. DICKENS Current Holder of Evidence of Debt: ALAN G. MOLK AND HELEN M. DICKENS Date of Deed of Trust (DOT): 6/30/2021 Recorded Date of DOT: 7/01/2021 Reception No. of DOT: 2021126095 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$598,500.00 Outstanding Principal Amount as of the date hereof: \$598,500.00 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 UNDERSIGNED, AS THE ATTORNEY FOR THE HOLDER OF THE DEBT, SECURED BY THE DEED OF TRUST AND BASED ON A DEFAULT IN PAYMENT REQUIRED BY THE DEED OF TRUST, ELECTS TO ADVERTISE THE PROPERTY FOR SALE FOR THE PURPOSE OF PAYING THE DEBT, AND THE EXPENSES OF MAKING SUCH SALE, ALL AS PROVIDED BY LAW AND THE TERMS OF 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 138, BLOCK 1, MONTRECHEZ FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 4545 SOUTH MONACO STREET, UNIT 138, DENVER, CO 80237

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 March 7, 2024, 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: 1/12/2024 Last Publication: 2/09/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/02/2024 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: FRASCONA, JOINER, GOODMAN & GREENSTEIN, P.C. Denver Registration #: 34935 BRITNEY BEALL-EDER, 4750 TABLE MESA DRIVE, BOULDER, CO 80305-5500 Phone #: 303-494-3000 Fax #: 303-494-6309 Attorney File #: 34225-3

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000423 To Whom It May Concern: On 10/18/2023 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 BROWN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: GUARANTEED RATE, INC. Date of Deed of Trust (DOT): 10/01/2021 Recorded Date of DOT: 10/05/2021 Reception No. of DOT: 2021188085 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$500,000.00 Outstanding Principal Amount as of the date hereof: \$491,443.43 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 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 21, PORTER AND RAYMOND'S MONTCLAIR, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 821 N KRAMERIA 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 February 15, 2024, 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: 12/22/2023 Last Publication: 1/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/12/2023 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 #: CO22395

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000425 To Whom It May Concern: On 10/18/2023 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: ADRIAN ANTHONY MARTINEZ JR. Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR THRIVE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 3/14/2022 Recorded Date of DOT: 3/17/2022 Reception No. of DOT: 2022036784 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$400,000.00 Outstanding Principal Amount as of the date hereof: \$392,681.55 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 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 23, BELMONT PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 444 S STUART 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 February 15, 2024, 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: 12/22/2023 Last Publication: 1/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/12/2023 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 Fax #: 303-274-0159 Attorney File #: CO22416

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000406 To Whom It May Concern: On 10/06/2023 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: DANNETTE LISA MOE, DOUGLAS J MOE and DENNIS MOE Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 5/20/2022 Recorded Date of DOT: 5/27/2022 Reception No. of DOT: 2022071854 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$352,000.00 Outstanding Principal Amount as of the date hereof: \$349,328.49 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 8, BLOCK 1, CONCORD FILING NO. 7, CITY

AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4571 DEARBORN 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 February 8, 2024, 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: 12/15/2023 Last Publication: 1/12/2024 Publisher:

INTERMOUNTAIN JEWISH NEWS Dated: 12/05/2023 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, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Fax #: (303) 813-1107 Attorney File #: 0000009835323

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000417 To Whom It May Concern: On 10/13/2023 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: VF MARKETING LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: LARS LENDING LLC Current Holder of Evidence of Debt: LARS LENDING LLC Date of Deed of Trust (DOT): 7/01/2017 Recorded Date of DOT: 8/16/2017 Reception No. of DOT: 2017108102 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$461,667.00 Outstanding Principal Amount as of the date hereof: \$444,234.53 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 SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST 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: LOTS 25-30 INC., BLOCK 40, BREENLOW PARK Which has the address of 2291 SOUTH KALAMATH STREET, DENVER, CO 80223

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 February 15, 2024, 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: 12/22/2023 Last Publication: 1/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/12/2023 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: FOSTER GRAHAM MILSTEIN & CALISHER LLP Denver Registration #: 26809 ROBERT GRAHAM, 360 SOUTH GARFIELD STREET, 6TH FLOOR, DENVER, CO 80209 Phone #: 3033339810 Fax #: 303-333-9786 Attorney File #: 27678.0001

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 23C01306, Courtroom: 186

Public Notice is given on 1/8/2024 that a Petition for a Change of Name of an Adult has been filed with the Denver County Court.

The Petition requests that the name of JORGE

ANTONIO GONZALEZ TORRES be changed to ALFRED CARBAJAL TORRES.

First Publication: January 12, 2024

Second Publication: January 19, 2024

Third Publication: January 26, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2023PR031415, Division 3

In the Matter of the Estate of

Lloyd W. Cashman, III, Deceased.

All persons having claims against the above named estate are required to present them to the personal representative or to Denver Probate Courty of the City and County of Denver, Colorado on or before May 12, 2024, or the claims may be forever barred.

Barbara E. Cashman
Personal Representative
c/o Caryn McGraw Turner
McGraw Law PLLC
3900 E Mexico Ave, Ste. 300
Denver, Colorado 80210

CARYN MCGRAW TURNER, Atty. Reg. #:55553

Attorney for Applicant
McGraw Law PLLC
3900 E Mexico Ave, Ste. 300
Denver, Colorado 80210
Phone Number: 720.314.8419
E-mail: caryn@mcgrawlawpllc.com
First Publication: January 12, 2024
Second Publication: January 19, 2024
Third Publication: January 26, 2024
Published: Intermountain Jewish News

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

**District Court, Adams County
Case No. 23PR30961, Division T1
In the Matter of the Estate of
SYLVIA KENT, Deceased.**

All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Adams, County, Colorado on or before May 12, 2024, or the claims may be forever barred.

Christopher Turner,
Public Administrator, 17th Judicial District
Personal Representative
1760 Gaylord Street
Denver, CO 80206

Christopher Turner, #43245
GANTENBEIN LAW FIRM LLC
1760 Gaylord Street
Denver, CO 80206
Phone 720-593-8295
Fax 720-442-8051
christopher@gantenbeinlaw.com
First Publication: January 12, 2024
Second Publication: January 19, 2024
Third Publication: January 26, 2024
Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Wyatt's, Lone Star, Boulder Valley Towing, and Klaus' Towing abandoned vehicle sale: Address: 5130 Brighton Boulevard, Denver, CO 80216, Phone: (303) 777-2448. **Sale Date: 01/12/2024:

STOCK	YEAR	MAKE/MODEL	VIN
323870	2004	Acura MDX	555789
323997	2000	Acura RL	011430
322935	2007	Audi S4	264922
323233	2009	BMW 328XI SULEV	081246
324000	2002	Buick Rendezvous	538743
323236	2005	Chevrolet Equinox	060142
323351	2007	Chevrolet Colorado	166110
323548	2007	Chevrolet Impala LT	369840
323786	1995	Chevrolet Camaro	204853
323769	2007	Chevrolet Silverado K1500 Classic	193418
323819	2004	Chevrolet Impala	331882
323875	2014	Chevrolet Traverse LTZ	178146
323225	2012	Chrysler 200 Touring	188610
323749	2012	Chrysler Town & Country Limited	208733
323087	2013	Dodge Journey SE	567103
323082	2001	Dodge Durango	552801
323267	2009	Dodge Grand Caravan SE	644717
323814	2008	Dodge Avenger	672340
324115	2002	Dodge Intrepid SE	107167
323071	2004	Ford Escape XLS	A72767
323132	2001	Ford Mustang	127366

323626	2004	Ford F-150	D17804	
323716	2007	Ford Focus ZX4	351731	
323884	2005	Ford Five Hundred SEL	190451	
323896	1966	Ford F350	E53681	
323897	2001	Ford E350	A91440	
322920	2000	GMC Savana G2500	175387	
323360	2011	GMC Acadia	190254	
323735	2013	GMC Terrain SLE	116317	
324009	2005	GMC Envoy	145572	
322918	2000	Honda Civic EX	092722	
323072	2004	Honda Pilot EXL	003311	
323429	2002	Honda Accord EX	097321	
323624	2010	Honda Accord	011909	
323354	2009	Hyundai Sonata GLS	539126	
323542	2008	Hyundai Sonata	391230	
323704	2005	Hyundai Sonata	158933	
323070	2005	Jeep Grand Cherokee	603134	
323855	2019	Jeep Compass Latitude	849146	
323864	1991	Jeep Cherokee Laredo	549110	
323175	2007	Kia Spectra	470328	
323250	2005	Kia Sedona	726638	
323324	2007	Kia Rio	261378	
323984	2006	Kymco People 150	201981	
323880	2019	Mazda CX-3	449114	
323353	2011	Mercury Milan Premier	606274	
323879	2001	Mercury Grand Marquis LS	710620	
323699	2004	Mitsubishi Galant	128190	
323227	2009	Nissan Murano	111362	
323343	2013	Nissan Rogue S/SV	650792	
323436	2019	Nissan Sentra	278112	
323645	1996	Nissan Pathfinder	007799	
323988	2015	Nissan Altima	198056	
323282	2007	Pontiac G5	197879	
323352	2009	Saturn Outlook XR	184325	
323226	2010	Subaru Outback	333866	
323228	2000	Suzuki Grand Vitara	117314	
324012	2004	Suzuki XL7 EX/LX	109334	
323065	2007	Toyota Corolla	793199	
323868	1999	Toyota Corolla	214946	
323886	2004	Toyota Camry	273499	
323336	2019	Volkswagen Jetta	213068	
323350	2008	Volkswagen Jetta	164255	
323458	2013	Volvo XC90 3.2	634314	
322323	2008	Chevrolet Impala	158014	

Date of Publication: January 12, 2024

Published: Intermountain Jewish News

DISTRICT COURT, COUNTY OF DENVER, STATE OF COLORADO

CASE NO. 2023CV030741 DIV. 414

Plaintiff: OAK PARK CONDOMINIUMS ASSOCIATION, INC., a Colorado non-profit corporation

vs.

Defendants: STEPHEN A. AGAR; AMERIHOM MORTGAGE COMPANY, LLC; PAUL D. LOPEZ AS PUBLIC TRUSTEE FOR DENVER COUNTY

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 re: Verified Motion for Default Judgment and Decree of Judicial Foreclosure dated September 28, 2023, and C.R.S. § 38-38-101 et seq., by Oak Park Condominiums Association, Inc. ("Association"), the current holder of a statutory and contractual lien. The judicial foreclosure is based on a default under the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Oak Park Condominiums, recorded with the City and County of Denver Clerk and Recorder on April 23, 2010, at reception number 2010044645 ("Declaration"). The Declaration, as recorded, establishes a lien for the benefit of Oak Park Condominiums Association, Inc., **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE**

SUBJECT PROPERTY AND IMPROVEMENTS legally described as follows:

Condominium Unit Number 102, Building Number 17, OAK PARK CONDOMINIUMS, in accordance with and subject to the Declaration of Covenants, Conditions and Restrictions of Oak Park Condominiums recorded April 2, 1980 in Book 2133 at Page 357 and the Amendment and Supplement recorded October 24, 1980 in Book 2256 at Page 506 and Map recorded on April 2, 1980 in Book 16 at Page 27, and amended July 7, 1980 in Book 17 at Page 20, and amended October 24, 1980 in Book 18 at Page 10 and amended October 29, 1980 in Book 18 at Page 16, in the County of Denver, Colorado records, TOGETHER with the right to the exclusive use of Parking Space No. 368, Garage Space No. n/a, and Storage Locker No. n/a, in Building No. 17, City and County of Denver, State of Colorado.

Also known by street number as: 10150 East Virginia Avenue, Unit 17-102, 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 22ND, day of February, 2024, at the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, CO 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 CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID AT THE TIME OF SALE.

The name, address, and telephone number of the attorney representing the Plaintiff is: Travis B. Keenan, #41354, Winzenburg, Leff, Purvis & Payne, LLP, 8020 Shaffer Parkway, Suite 300, Littleton, CO 80127; telephone: 303-863-1870.

DATED at Denver County, Colorado, this 29th, day of November, 2023.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

First Publication: December 29, 2023

Last Publication: January 26, 2024

Published in: The Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000436 To Whom It May Concern: On 10/31/2023 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: ADU PROS LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: MERCHANTS MORTGAGE & TRUST CORPORATION Current Holder of Evidence of Debt: TOORAK CAPITAL PARTNERS, LLC Date of Deed of Trust (DOT): 7/28/2022 Recorded Date of DOT: 7/29/2022 Reception No. of DOT: 2022101029 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$791,514.00 Outstanding Principal Amount as of the date hereof: \$791,514.00 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 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 16 AND THE SOUTH 1/2 OF LOT 17, BLOCK 12, FIRST ADDITION TO SUNNYSIDE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3800 UMATILLA 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 February 29, 2024, 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: 1/05/2024 Last Publication: 2/02/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/26/2023 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 Fax #: (866) 894-7369 Attorney File #: CO-23-968478-LL

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: 01/12/2024:

STOCK	YEAR	MAKE/MODEL	VIN
323512	2010	Chevrolet Aveo	091516
323630	2018	Chevrolet Sonic	104676
323345	1995	Honda Accord	054238
323630	2008	Jeep Liberty	166853
322928	2006	Keystone Hobbi Trailer	650484
323229	2009	Mercedes Benz	372857
322942	2005	Nissan Altima	466786
323079	2009	Nissan Sentra	655356

Date of Publication: January 12, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000444 To Whom It May Concern: On 11/02/2023 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: RASHAWNDA TAMILLE FRANKLIN and KEN FRANKLIN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LAKEVIEW LOAN SERVICING, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 8/22/2022 Recorded Date of DOT: 8/30/2022 Reception No. of DOT: 2022114858 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$476,190.00 Outstanding Principal Amount as of the date hereof: \$473,163.73 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 2, BLOCK 2, GREEN VALLEY RANCH FILING NO. 70, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4871 HALIFAX CT., 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 February 29, 2024, 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: 1/05/2024 Last Publication: 2/02/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/26/2023 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 Fax #: 303-274-0159 Attorney File #: CO22389

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000437 To Whom It May Concern: On 11/02/2023 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: SERENITY VALDEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC. Current Holder of Evidence of Debt: PENNYMAC LOAN SERVICES, LLC Date of Deed of Trust (DOT): 2/09/2016 Recorded Date of DOT: 2/09/2016 Reception No. of DOT: 2016016051 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$216,524.00 Outstanding Principal Amount as of the date hereof: \$192,037.27 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 EAST ONE-HALF OF LOTS 9 & 10, EXCEPT THE EAST 78.95 FEET, BLOCK 5, EVANS PARK ESTATES, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2301 W ASBURY AVE, DENVER, CO 80223

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 February 29, 2024, 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: 1/05/2024 Last Publication: 2/02/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/26/2023 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 #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 23CO00058-2

Public Notice for vehicles to be sold by Majestic Towing

Year/Make/Model	Vin #
2006 Chevrolet Impala -	174463
2008 BMW 128i -	F47864
2019 Nissan NV200 -	712599
2016 Hyundai Elantra -	696708
2005 Toyota Corolla -	554948
1998 Honda Passport -	405251
2010 Hyundai Genesis -	018616

Majestic Towing

POBox 33143

Denver, CO80233

720-775-2702

Date of Publication: January 12, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000427 To Whom It May Concern: On 10/23/2023 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: CHEREE N. MAYFIELD Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: MIDFIRST BANK Date of Deed of Trust (DOT): 7/06/2017 Recorded Date of DOT: 7/10/2017 Reception No.of DOT: 2017089165 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$281,310.00 Outstanding Principal Amount as of the date hereof: \$198,446.98 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 MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND 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 10, BLOCK 4, GREEN VALLEY RANCH FILING NO. 41, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4417 ANDES WAY, DENVER, CO 80249-6599

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 February 22, 2024, 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: 12/29/2023 Last Publication: 1/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/19/2023 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, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-031112

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000418 To Whom It May Concern: On 10/17/2023 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: GLEN P RODRIGUEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: RRA CP OPPORTUNITY TRUST 1 Date of Deed of Trust (DOT): 9/30/2005 Recorded Date of DOT: 11/21/2005 Reception No.of DOT: 2005199387 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$21,000.00 Outstanding Principal Amount as of the date hereof: \$22,010.95 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 9, BLOCK 35, BEAR VALLEY SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3055 SOUTH HOBART WAY, DENVER, CO 80227

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 February 15, 2024, 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: 12/22/2023 Last Publication: 1/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/12/2023 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 #: 48099227

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000452 To Whom It May Concern: On 11/06/2023 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: JOSEPH CHACON Original Beneficiary: TROUT LAKE INVESTMENTS LLC Current Holder of Evidence of Debt: TROUT LAKE INVESTMENTS LLC Date of Deed of Trust (DOT): 5/18/2022 Recorded Date of DOT: 5/19/2022 Reception No. of DOT: 2022068026 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$397,000.00 Outstanding Principal Amount as of the date hereof: \$397,000.00 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 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: L 31 & 32 BLK 11 TACOMA HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4355 N LINCOLN ST., DENVER, CO 80216

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 March 7, 2024, 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: 1/12/2024 Last Publication: 2/09/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/02/2024 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: BUECHLER LAW OFFICE, L.L.C. Denver Registration #: 30906 K. JAMIE BUECHLER, 999 18TH STREET, SUITE 1230-S, DENVER, CO 80202 Phone #: (720) 381-0045 Fax #: (720) 381-0382 Attorney File #: 4355 N LINCOLN ST.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000435 To Whom It May Concern: On 10/30/2023 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: ALLYSON J MARIANI Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: AMERIHOM MORTGAGE COMPANY, LLC Date of Deed of Trust (DOT): 6/15/2018 Recorded Date of DOT: 6/18/2018 Reception No. of DOT: 2018074806 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$320,320.00 Outstanding Principal Amount as of the date hereof: \$296,585.42 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.

*PURSUANT TO THAT CERTAIN AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. §38-35-109(5) RECORDED IN THE RECORDS OF DENVER COUNTY, COLORADO, ON 6/20/2019 AT RECEPTION NO. 2019079363 TO CORRECT THE LEGAL DESCRIPTION. 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 1100 N LOGAN ST, APT 8, DENVER, CO 80203-2479

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 February 29, 2024, 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: 1/05/2024 Last Publication: 2/02/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/26/2023 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 Fax #: (866) 894-7369 Attorney File #: CO-23-968388-LL

EXHIBIT A

CONDOMINIUM UNIT 8, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE NO. 3, CANTERBURY TALES CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP, RECORDED FEBRUARY 27, 1998 AT RECEPTION NO. 9800029352 IN RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATIONS FOR CANTERBURY TALES CONDOMINIUMS, RECORDED ON FEBRUARY 27, 1998 AT RECEPTION NO. 9800029353 AND AS AMENDED IN INSTRUMENT RECORDED MARCH 19, 1998 AT RECEPTION NO. 9800041752, IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000411 To Whom It May Concern: On 10/10/2023 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: CRAIG A GLADEAU and ZOE BUZIAK Original Beneficiary: AMERIQUEST MORTGAGE COMPANY Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R1 Date of Deed of Trust (DOT): 10/29/2004 Recorded Date of DOT: 11/15/2004 Reception No. of DOT: 2004236153 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$272,000.00 Outstanding Principal Amount as of the date hereof: \$155,720.28 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 MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND 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: LOTS 34 AND 35, EXCEPT THE REAR 8 FEET, BLOCK 8, FIRST ADDITION TO BERKELEY, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 4441 STUART ST, 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 February 8, 2024, 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: 12/15/2023 Last Publication: 1/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/05/2023 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 #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-031023

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000414 To Whom It May Concern: On 10/10/2023 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: MARTHA VASQUEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR UNITED WHOLESALE MORTGAGE Current Holder of Evidence of Debt: UNITED WHOLESALE MORTGAGE, LLC Date of Deed of Trust

(DOT): 9/05/2020 Recorded Date of DOT: 9/16/2020 Reception No. of DOT: 2020150785 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$292,000.00 Outstanding Principal Amount as of the date hereof: \$293,560.93 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 19, BLOCK 2, GATEWAY VILLAGE FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5051 SABLE 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 February 8, 2024, 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: 12/15/2023 Last Publication: 1/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/05/2023 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, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Fax #: (303) 813-1107 Attorney File #: 00000009915216

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000410 To Whom It May Concern: On 10/10/2023 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: KEVIN WONG Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 7/21/2022 Recorded Date of DOT: 7/26/2022 Reception No. of DOT: 2022099351 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$470,000.00 Outstanding Principal Amount as of the date hereof: \$465,161.52 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 MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND 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 25, BLOCK 1, DENVER CONNECTION WEST-FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 15695 E 47TH DR, DENVER, CO 80239-5522

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 February 8, 2024, 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: 12/15/2023 Last Publication: 1/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/05/2023 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, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-031010

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000416 To Whom It May Concern: On 10/11/2023 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: ANNETTE M. HARVEY and RICHARD A. HARVEY JR. Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR

AMERICAN FINANCING CORPORATION Current Holder of Evidence of Debt: AMERIHOM MORTGAGE COMPANY, LLC Date of Deed of Trust (DOT): 10/14/2017 Recorded Date of DOT: 10/23/2017 Reception No. of DOT: 2017138861 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$201,000.00 Outstanding Principal Amount as of the date hereof: \$191,787.23 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 22, BLOCK 5, MONTBELLO NO. 35, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Which has the address of 5115 DILLON 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 February 8, 2024, 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: 12/15/2023 Last Publication: 1/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/05/2023 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, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Fax #: (303) 813-1107 Attorney File #: 00000009916958

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000443 To Whom It May Concern: On 11/02/2023 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: ZACHARY RYAN MCGEHEE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR COASTAL PACIFIC LENDING INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SUN WEST MORTGAGE COMPANY, INC. Date of Deed of Trust (DOT): 1/30/2023 Recorded Date of DOT: 2/01/2023 Reception No. of DOT: 2023007523 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$432,000.00 Outstanding Principal Amount as of the date hereof: \$431,085.96 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 23 AND 24, BLOCK 2, BELLAIRE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1600 XANTHIA STREET, DENVER, CO 80220-2220

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 February 29, 2024, 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: 1/05/2024 Last Publication: 2/02/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/26/2023 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 #: CO22385

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000412 To Whom It May Concern: On 10/10/2023 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: LILLIAN TREJO and SALVADOR TREJO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR OPEN MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC

Date of Deed of Trust (DOT): 11/13/2017 Recorded Date of DOT: 11/21/2017 Reception No. of DOT: 2017152644 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$652,500.00 Outstanding Principal Amount as of the date hereof: \$290,756.39 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:

THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING 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: ALL THE FOLLOWING DESCRIBED LOTS OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THE CITY AND COUNTY OF DENVER AND STATE OF COLORADO, TO-WIT: LOT TWENTY-NINE (29) AND NORTH 9 FEET OF LOT TWENTY-EIGHT (28), BLOCK TWO (2), VAN CAMP'S ADDITION TO DENVER. Which has the address of 4243 UMATILLA 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 February 8, 2024, 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: 12/15/2023 Last Publication: 1/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/05/2023 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, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 21-025823

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000421 To Whom It May Concern: On 10/18/2023 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: DAVID GARCIA 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): 10/11/2017 Recorded Date of DOT: 10/12/2017 Reception No. of DOT: 2017134353 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$234,671.00 Outstanding Principal Amount as of the date hereof: \$211,106.71 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 MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND 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 17, BLOCK 2, ATHMAR PARK UNIT NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2111 W CUSTER PLACE, DENVER, CO 80223

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 February 15, 2024, 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: 12/22/2023 Last Publication: 1/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/12/2023 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 #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 22-026717

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000426 To Whom It May Concern: On 10/18/2023 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: STEVEN M. STRAUSHEIM and BETTE A. RENO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERIPRO FUNDING, INC., DBA AMERIPRO HOME LOANS, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 9/28/2015 Recorded Date of DOT: 9/29/2015 Reception No. of DOT: 2015136757 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$166,920.00 Outstanding Principal Amount as of the date hereof: \$143,312.15 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 AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND 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 8100 W. QUINCY AVENUE #M-8, DENVER, 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 February 15, 2024, 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: 12/22/2023 Last Publication: 1/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/12/2023 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, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-031060

LEGAL DESCRIPTION

CONDOMINIUM UNIT 8, BUILDING M, LAKE SHALET II, A CONDOMINIUM IN ACCORDANCE WITH THE DECLARATION RECORDED ON JANUARY 16, 1986, UNDER RECEPTION NO. 017186, AND ANY AND ALL SUPPLEMENTS OR AMENDMENTS THERETO WHICH ARE RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER AND CONDOMINIUM MAP RECORDED JANUARY 16, 1986, IN BOOK C29 AT PAGE 78 AND ANY AND ALL SUPPLEMENTS OR AMENDMENTS THERETO WHICH ARE RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000440 To Whom It May Concern: On 11/02/2023 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: JOSEPH S FRISCH Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: SPECIALIZED LOAN SERVICING LLC Date of Deed of Trust (DOT): 11/30/2007 Recorded Date of DOT: 12/05/2007 Reception No. of DOT: 2007187082 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$43,920.00 Outstanding Principal Amount as of the date hereof: \$32,180.89 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 MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND 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 2482 W CAITHNESS PLACE #11, 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 February 29, 2024, 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: 1/05/2024 Last Publication: 2/02/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/26/2023 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 #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-031184

LEGAL DESCRIPTION

CONDOMINIUM UNIT NO. 11, CAITHNESS PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED ON MAY 25, 2001, AT RECEPTION NO. 2001085316, AND THE DECLARATION RECORDED ON MAY 25, 2001, AT RECEPTION NO. 2001085315, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE NO. 11 AND TOGETHER WITH THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING SPACE NO. 4, IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000442 To Whom It May Concern: On 11/03/2023 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: JAMES J. LUTTRELL Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: U.S.BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSEST TRUST Date of Deed of Trust (DOT): 11/09/2009 Recorded Date of DOT: 11/20/2009 Reception No. of DOT: 2009152445 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$325,500.00 Outstanding Principal Amount as of the date hereof: \$397,494.04 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, DEATH OF ALL NAMED MORTGAGORS 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: CONDOMINIUM UNIT 1502, BUILDING A, CANDLEWICK, ACCORDING TO THE MAP THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 4 AT PAGE 36, AND FIRST SUPPLEMENT THERETO RECORDED IN BOOK 4 AT PAGE 150, AND THE CONDOMINIUM DECLARATION THEREOF RECORDED IN BOOK 1033 AT PAGE 173, TOGETHER WITH EXCLUSIVE RIGHT TO USE PARKING SPACE NUMBERED A62 AND AA44, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 7865 E MISSISSIPPI A #1502, 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 February 29, 2024, 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: 1/05/2024 Last Publication: 2/02/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/26/2023 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 Fax #: (866) 894-7369 Attorney File #: CO-23-963558-LL

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

District Court Broomfield County

Case No. 2023PR30142

In the Matter of the Estate of

KANG WAH CHAN, Deceased.

All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Broomfield, County, Colorado on or before April 29, 2024, or the claims may be forever barred.

SUK YIN CHAN

Personal Representative

110 Coral Way

Broomfield, CO 80020

First Publication: December 29, 2023

Second Publication: January 5, 2024

Third Publication: January 12, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000429 To Whom It May Concern: On 10/26/2023 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: CHARLES EMERY TROXEL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR UNITED WHOLESAL MORTGAGE, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 8/30/2019 Recorded Date of DOT: 9/10/2019 Reception No.of DOT: 2019121855 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$333,000.00 Outstanding Principal Amount as of the date hereof: \$349,807.15 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 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 11, MAR-LEE MANOR, FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1811 S STUART ST, DENVER, COLORADO 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 February 22, 2024, 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: 12/29/2023 Last Publication: 1/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/19/2023 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 Fax #: (866) 894-7369 Attorney File #: CO-23-967639-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000419 To Whom It May Concern: On 10/26/2023 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: MASON VAIL and BRENDA OLIVAS VALDEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY AS NOMINEE FOR AMERICAN FINANCING CORPORATION Current Holder of Evidence of Debt: VILLAGE CAPITAL & INVESTMENT, LLC Date of Deed of Trust (DOT): 8/25/2022 Recorded Date of DOT: 8/25/2022 Reception No.of DOT: 2022113455 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$520,400.00 Outstanding Principal Amount as of the date hereof: \$517,845.04 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 3, BLOCK 3, GREEN VALLEY RANCH FILING NO. 21, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4112 MALTA 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 February 22, 2024, 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: 12/29/2023 Last Publication: 1/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/19/2023 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: MESSNER REEVES LLP Denver Registration #: 33214 DEANNE R STODDEN, 1550 WEWATTA STREET, SUITE 710, DENVER, CO 80202 Phone #: (303) 623-4806 Fax #: 303-623-0552 Attorney File #: 11070.0009/23-000118-01

DISTRICT COURT, DENVER (JUVENILE) COUNTY, COLORADO
520 W. Colfax Ave., Room 125, Denver, CO, 80204

In the Interest of: GENAVIEVE MARY PEREZ

**NOTICE TO NONCUSTODIAL
PARENT BY PUBLICATION**

Case Number: 2013JV139

Division 2B

The Court has received and reviewed the affidavit of diligent efforts to locate the respondent in this case to give him notice of the request to change the minor child's name. The court finds the petitioner has made diligent efforts and may now publish notice to the respondent. The publication must occur 3 times at least 21 days prior to the next hearing. Any newspaper can be sued, parties typically use the Daily Journal, but any local newspaper source is appropriate. This matter will be set for hearing a petitioner will be contacted by the Court to set hearing and make sure you get the notice that must be published in the newspaper.

Issue Date: 12/26/2023

LISA MARIE GOMEZ

\ Magistrate

First Publication: January 5, 2024

Second Publication: January 12, 2024

Third Publication: January 19, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000413 To Whom It May Concern: On 10/10/2023 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: JAIME ARROYO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION Current Holder of Evidence of Debt: FLAGSTAR BANK, N.A. Date of Deed of Trust (DOT): 1/28/2022 Recorded Date of DOT: 2/01/2022 Reception No. of DOT: 2022014392 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$100,000.00 Outstanding Principal Amount as of the date hereof: \$98,600.09 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: UNIT NO. 6, BUILDING O, THE BEAR VALLEY CLUB, ACCORDING TO THE CONDOMINIUM DECLARATION FOR THE BEAR VALLEY CLUB RECORDED IN BOOK 1957 AT PAGE 277 OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND UNDER RECEPTION NO. 79062515 OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF JEFFERSON, STATE OF COLORADO, AND THE CONDOMINIUM MAP FOR THE BEAR VALLEY CLUB FILED IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, IN BOOK 12 AND PAGE 59 ON JULY 11, 1979 AND FILED IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF JEFFERSON, STATE OF COLORADO UNDER RECEPTION NO. 79062516 ON JULY 13, 1979, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3663 SOUTH SHERIDAN BLVD APT 6, 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 February 8, 2024, 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: 12/15/2023 Last Publication: 1/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/05/2023 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 #: 00000009843079

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. **NO Warranty's given or implied:**

YEAR/MAKE/MODEL	VIN
2006 Subaru Impreza	525863
1999 Toyota Rav4	060988

Date of Publication: January 12, 2024

Published: Intermountain Jewish News

DISTRICT COURT, COUNTY OF ARAPAHOE,

COLORADO

Arapahoe County Justice Center

7325 South Potomac Street

Centennial, CO 80112

303-645-6600

Case No. 2021CV31044

Div. Ctrm: 202

Plaintiff:

WM CAPITAL PARTNERS 86, LLC, as assignee of GREGG WILLIAMS, as Receiver for HV INVESTMENTS, LLC

v.

Defendant:

DR. ROBERT ANDRUS DDS.

NOTICE OF SHERIFF'S SALE

Sale No.: 23005888

BY VIRTUE OF a Writ of Execution to me directed, regarding a Judgment dated November 18, 2021 which Judgment was entered in the amount of \$140,723.68, in favor of the Plaintiff, **WM CAPITAL PARTNERS 86, LLC, as assignee of Gregg Williams, as Receiver for HV Investments, LLC**, and against the Defendant, **DR. ROBERT ANDRUS DDS.** ("Judgment-Debtor"), evidenced by a Transcript of Judgment recorded January 31, 2022 at Reception No. 2022014241 of the real estate records of the City and County of Denver, State of Colorado, I am commanded to make, out of the lands, tenements, goods and chattels, owned by the Judgment-Debtor the sum of \$96,088.18, resulting from Arapahoe County District Court Civil Action No. 2021CV31044.

Accordingly, I have levied upon the following real property previously 50% owned by Judgment-Debtor, to wit:

MOREY HILL NO. 14 A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11, THENCE NORTH 89°47'49" WEST AND ALONG THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER A DISTANCE OF 844.11 FEET; THENCE NORTH A DISTANCE OF 391.39 FEET; THENCE NORTH 89°47'49" WEST ALONG THE NORTH LINE OF STRAWBERRY HILL, A PLANNED BUILDING GROUP, A DISTANCE OF 226.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°47'49" WEST A DISTANCE OF 112.32 FEET; THENCE NORTH 85°52'08" WEST A DISTANCE OF 9.60 FEET; THENCE NORTH 26°08'28" EAST A DISTANCE OF 121.03 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE RIGHT HAVING A DELTA OF 72°51'32", A RADIUS OF 30.00 FEET, A DISTANCE OF 38.15 FEET TO A POINT OF TANGENT; THENCE SOUTH 81°00'00" EAST A DISTANCE OF 64.00 FEET; THENCE SOUTH 12°44'33" WEST A DISTANCE OF 119.07 FEET TO THE POINT OF BEGINNING. CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Which has a street address of 1991 E. Alameda Ave., Unit 14, Denver, CO 80209

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

NOTICE OF SALE

THEREFORE, Notice Is Hereby Given that on the first possible sale date (unless the sale is continued*) at 10:00, a.m., on February 29th, 2024, at the front steps of the Denver City and County Building located at 1437 Bannock Street, Denver, CO 80202, I will sell at public auction to the highest and best bidder, the said real property and all interest of said Judgment-Debtor, her heirs and assigns therein, for the purpose of paying the Judgment, as evidenced by the Transcript of Judgment, plus post-judgment interest, continuing costs of collection and attorneys' fees, and other items allowed by law, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF SAID STATUTES, AS SUCH STATUTES ARE PRESENTLY CONSTITUTED, WHICH MAY AFFECT YOUR RIGHTS, IS ATTACHED TO ALL MAILED COPIES OF THIS NOTICE. HOWEVER, YOUR RIGHTS MAY BE DETERMINED BY PREVIOUS STATUTES.

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

Dated: December 7, 2023

ELIAS DIGGINS, SHERIFF, CITY AND COUNTY OF DENVER, STATE OF COLORADO

By: Deputy Sheriff Sergeant R. Line II

First Publication: January 5, 2024

Last Publication: February 2, 2024

Published in: The Intermountain Jewish News