

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000472 To Whom It May Concern: On 11/16/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CURTIS PARK REDEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: MERCHANTS MORTGAGE & TRUST CORPORATION Current Holder of Evidence of Debt: WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR SC PARK LANE II TRUST 2019-I Date of Deed of Trust (DOT): 2/28/2022 Recorded Date of DOT: 3/10/2022 Reception No. of DOT: 2022033779 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$653,130.00 Outstanding Principal Amount as of the date hereof: \$472,255.00 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 23, BLOCK 52, CASE AND EBERT'S ADDITION TO THE CITY AND COUNTY OF DENVER, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3233 CURTIS 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 14, 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: 1/19/2024 Last Publication: 2/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/09/2024 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: 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-23-966095-LL

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 TAMILE 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. 2023-000473 To Whom It May Concern: On 11/16/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: KEBRINA DARDEN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST CALIFORNIA MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 4/26/2017 Recorded Date of DOT: 5/02/2017 Reception No. of DOT: 2017058485 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$348,570.00 Outstanding Principal Amount as of the date hereof: \$310,109.27 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 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 34, BLOCK 4, GREEN VALLEY RANCH FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4575 CATHAY COURT, 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 14, 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: 1/19/2024 Last Publication: 2/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/09/2024 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 #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-029433

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

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>.

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 #: 23CO00110-2

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>.

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 #: 23CO00380-1

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 Court 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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000467 To Whom It May Concern: On 11/16/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LISA NUANES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ONE REVERSE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LONGBRIDGE FINANCIAL, LLC Date of Deed of Trust (DOT): 6/10/2019 Recorded Date of DOT: 6/18/2019 Reception No. of DOT: 2019078210 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$705,000.00 Outstanding Principal Amount as of the date hereof: \$233,217.60 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 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: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

Which has the address of 129 GALAPAGO ST, 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 March 14, 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: 1/19/2024 Last Publication: 2/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/09/2024 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 #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-031160

LEGAL DESCRIPTION

LOTS 19 AND 20, BLOCK 15, FAIRMONT AND THE NORTH 1/2 OF LOT 18, ALL OF LOT 19 AND THE SOUTH 1/2 OF LOT 20, BLOCK 1, WEST FAIRMONT, CITY AND COUNTY OF DENVER, STATE OF COLORADO. AND LOTS 21 AND 22, BLOCK 15, FAIRMONT, TOGETHER WITH THAT PART OF WEST 2ND AVENUE LYING NORTH OF AND ADJACENT TO LOT 22, BEGINNING AT THE NORTHEAST CORNER OF LOT 22; THENCE NORTH 13.58 FEET, MORE OR LESS, ALONG EAST LINE OF SAID LOT 22; THENCE WEST 113.16 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 22, BLOCK 1, WEST FAIRMONT; THENCE SOUTH 13.58 FEET, MORE OR LESS, ALONG THE EAST LINE OF LOT 22, BLOCK 1; THENCE EAST, ALONG THE NORTH LINE OF LOT 22, BLOCK 15, TO POINT OF BEGINNING; AND LOTS 22, 21 AND THE NORTH 1/2 OF LOT 20, BLOCK 1, WEST FAIRMONT, EXCEPT WEST 8 FEET OF SAID LOTS, AS DESCRIBED IN BOOK 7914 AT PAGE 409, CITY AND COUNTY OF DENVER, WHICH PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF SECOND AVENUE GALAPAGO STREET, DENVER, COLORADO, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

AND EXCEPT:

PARCEL A:

BEGINNING AT THE NORTHEAST CORNER OF LOT 22, BLOCK 15, FAIRMONT; THENCE NORTH, ALONG THE EXTENSION OF THE EAST LINE OF SAID 22, A DISTANCE OF 13.58 FEET TO A POINT LOCATED ON THE NORTH LINE OF VACATED PORTION OF WEST 2ND AVENUE; THENCE WEST, BY AN INTERIOR ANGLE TO THE RIGHT OF 90°10'36", A DISTANCE OF 125.07 FEET TO A POINT LOCATED ON THE NORTH LINE OF LOT 22, BLOCK 1, WEST FAIRMONT, SAID POINT ALSO BEING 8.00 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 22, BLOCK 1, THENCE SOUTH, ALONG A LINE LOCATED 8.00 FEET EAST AND PARALLEL WITH THE WEST LINES OF LOTS 20, 21 AND 22, SAID BLOCK 1, BY AN INTERIOR ANGLE TO THE RIGHT OF 89°54'34", A DISTANCE OF 56.00 FEET; THENCE EAST, BY INTERIOR ANGLE TO THE RIGHT OF 90°05'26", A DISTANCE OF 35.17 FEET; THENCE SOUTH, BY AN INTERIOR ANGLE TO THE RIGHT OF 270°00'00", A DISTANCE OF 4.00 FEET; THENCE EAST, BY AN INTERIOR ANGLE TO THE RIGHT OF 90°00'00", A DISTANCE OF 90.00 FEET TO A POINT LOCATED ON THE EAST LINE OF LOT 21, BLOCK 15, FAIRMONT; THENCE NORTH, BY AN INTERIOR ANGLE TO THE RIGHT OF 89°49'24", A DISTANCE OF 46.42 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

TOGETHER WITH:

A 4 FOOT "USE EASEMENT" DESCRIBED AS THE SOUTH 4 FEET OF THE EAST 90 FEET OF PARCEL A, AS DESCRIBED HERON

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000463 To Whom It May Concern: On 11/14/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SHARON D. ROGERS GRAVES Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 7/13/2005 Recorded Date of DOT: 8/07/2005 Reception No. of DOT: 2005130770 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$52,232.00 Outstanding Principal Amount as of the date hereof: \$50,356.72 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: UNIT NO. 11-I BROOKS TOWER RESIDENCES, A CONDOMINIUM, CITY AND COUNTY OF DENVER, COLORADO, IN ACCORDANCE WITH AND SUBJECT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BROOKS TOWERS RESIDENCES, A CONDOMINIUM, CITY AND COUNTY OF DENVER, COLORADO, RECORDED ON MAY 23, 1995, AS RECEPTION NO. 95-00059593, AND THE AMENDED MAP RECORDED ON MAY 23, 1995, AS RECEPTION NO. 95-00059592, CITY AND COUNTY OF DENVER, COLORADO RECORDS. CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1020 15TH STREET #111, DENVER, COLORADO 80202

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 14, 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: 1/19/2024 Last Publication: 2/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/09/2024 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: 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-19-869805-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000471 To Whom It May Concern: On 11/16/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOSE LARA Original Beneficiary: PATCH OF LAND LENDING, LLC Current Holder of Evidence of Debt: TOORAK CAPITAL PARTNERS, LLC Date of Deed of Trust (DOT): 1/06/2020 Recorded Date of DOT: 1/07/2020 Reception No. of DOT: 2020002528 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$510,250.00 Outstanding Principal Amount as of the date hereof: \$482,916.32 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 a portion of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: PARCEL I: THE SOUTH 125 FEET OF LOT 3, EXCEPT THE EAST 87 FEET THEREOF, BLOCK 18, NORTH HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4600 ZUNI ST, 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 March 14, 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: 1/19/2024 Last Publication: 2/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/09/2024 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: SNELL & WILMER, LLP Denver Registration #: 58090 JAMES SNOW, 1200 SEVENTEENTH STREET, SUITE 1900, DENVER, CO 80202 Phone #: (303) 634-2000 Fax #: (303) 634-2020 Attorney File #: 4888-5349-6429.1

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: 01/19/2024:

STOCK	YEAR	MAKE/MODEL	VIN
324424	2010	Chevrolet Traverse	114454
324426	2007	Chevrolet Suburban	114900
324717	2002	Chevrolet Malibu	682099
324677	2006	Chrysler Pacifica Touring	620839
324723	2003	Chrysler PT Crusier Classic	620311
324770	2004	Chrysler PT Cruiser	356917
324752	2013	Dodge Avenger SE	644322
324838	2011	Dodge Nitro SXT	574067
324918	1998	Dodge Dakota	673695
324246	2013	Fiat 500	534677
324655	1996	Ford Explorer	B86234
324455	1979	Ford/Midas E350/2000XL	000049
324023	1990	Homemade Single Axle Utility Trailer	090223
324127	2007	Honda Accord	195938
324278	1997	Honda Civic LX	008163
324372	2006	Honda Civic	099332
324562	2007	Honda Odyssey	107613
324635	2007	Honda Odyssey	010835
324693	2007	Honda Accord EX051219	
324574	2008	Hyundai Santa Fe GLS	219408

324096	2009	Jeep Grand Cherokee Overland	531069
324397	2001	Jeep Cherokee Sport	608732
324618	2006	Jeep Liberty Sport	210181
324795	2012	Jeep Patriot Latitude	696873
323945	2020	Kia Sportage	741273
324840	2006	Kia Sedona EX/LX	056929
324167	2002	Lexus ES 300	074599
324264	2012	Ram 3500 Longhorn	221680
324454	1998	Saturn SL	123001
324445	2010	Scion Xb	115979
324585	2008	Skid-Pro Tandem Axle Equipment Trailer	011804
324129	2009	Subaru Outback	338468
324140	2012	Subaru Outback	204285
324325	2004	Subaru Legacy Outback H6 Special	606870
324557	2013	Subaru Impreza	019773
324043	2021	Toyota RAV4	216665
324123	2004	Toyota Prius	051268
324124	2002	Toyota Camry	002736
324147	2011	Toyota Tacoma	020882
324467	2002	Toyota Camry LE/XLE/SE	029024
324701	2016	Toyota Corolla L/LE/S Series	458205
324704	2005	Toyota Avalon	019935
324186	2010	Volkswagen Golf	401808
324314	2008	Volkswagen GTI	190366
321022	1995	Buick Lesabre	565750

Date of Publication: January 19, 2024

Published: Intermountain Jewish News

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

District Court, Larimer County

Case Number: 2024PR30008

NOTICE TO CREDITORS

In the Matter of the Estate of

John M. Lebsack, Deceased.

All persons having claims against the above named estate are required to present them to the personal representative or to the District Court of Larimer, County, Colorado on or before May 19, 2024, or the claims may be forever barred.

Julie M. Karavas (#45394)

Name of Person Giving Notice

Karavas & Kranz, PC

1123 Spruce Street, Suite 200

Boulder, CO 80302

Julie M. Karavas and Thomas D. Kranz

Attorneys for Applicant:

Atty. Regs. #: 45394, 40421

Karavas & Kranz, PC

1123 Spruce Street, Suite 200

Boulder, CO 80302

Phone Number: 720.943.1095

E-mail: julie@jkklegal.com

Fax Number: 308.946.2503

First Publication: January 19, 2024

Second Publication: January 26, 2024

Third Publication: February 2, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000464 To Whom It May Concern: On 11/14/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOHN C. BUCHHOLZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SOUTHSTAR FUNDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: THE BANK OF NEW YORK MELLON, SUCCESSOR TRUSTEE TO JPMORGAN JPM CHASE BANK, N.A., AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2005-AR7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR7 Date of Deed of Trust (DOT): 8/08/2005 Recorded Date of DOT: 8/17/2005 Reception No. of DOT: 2005138697 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$400,000.00 Outstanding Principal Amount as of the date hereof: \$328,605.84 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 39 AND THE NORTH 1/2 OF LOT 38 AND THE SOUTH 1/2 OF LOT 40, BLOCK 177, SOUTH DIVISION OF CAPITAL HILL, COUNTY OF DENVER, STATE OF COLORADO Which has the address of 765 CLAYTON STREET, DENVER, CO 80206

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 14, 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: 1/19/2024 Last Publication: 2/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/09/2024 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: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 28597 HEATHER DEERE, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO21212

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. 2023-000430 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

NOTICE OF SALE BY

INTERCEPTOR TOWING & RECOVERY LLC

P.O. Box 764, Westminster CO80030. Phone: 720-291-3878

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

YEAR/MAKE/MODEL	VIN #
2008 Avenger- Sedan- Black Color-	187566
2016 Hyundai Tucson- Utility Passenger- Black Color-	148702
2009 Volkswagen Tiguan- Station Wagon- Gray Color-	005549
2005 Toyota Tacoma- Pick Up- Beige Color-	031066
1999 Toyota Corolla- Sedan- Brown Color-	226318
2004 Chevrolet Impala- Sedan- White Color-	138704
1996 Cadillac Deville- Sedan- Burgundy Color-	U28763
2006 Honda Odyssey- Passenger Van- Gray Color-	432271
2016 Mazda 6- Sedan- Brown Color-	478402
2012 Mercedes Benz- Sedan- White Color-	207909
2010 Chevrolet Suburban- Utility Passenger- Black Color-	109831
2022 Yamaha YZFR7- White Color-	001196
2007 Honda Accord- Sedan- Silver Color-	039394
1998 Honda Accord- 4 doors- Gray Color-	063177
2007 Honda Civic- Sedan- Blue Color-	029151
2007 Honda Civic- Sedan- Black Color-	001798

Date of Publication: January 19, 2024

Published: Intermountain Jewish News

NOTICE OF INTENT TO CREATE BINDING USE

RESTRICTIONS ON COLFAX CENTRAL

SHOPPING CENTER, 2205-2211 E. COLFAX AVE., DENVER, CO

jb3, LLC and the Colorado Department of Public Health and Environment (CDPHE) provide notice of their intention to impose binding environmental use restrictions (EURs) on the Colfax Central Shopping Center, 2205-2211 E. Colfax Ave., Denver, CO (the Property). The EURs generally prohibit the withdrawal or use of groundwater at the Property. Pursuant to § 25-15-318.5, C.R.S., once the EURs have been finalized, they are binding on all current and future owners of the land and any persons possessing an interest in the land. CDPHE is accepting public comments on the draft EURs. Copies of the proposed EURs and a legal description of the affected property are available by contacting Fonda Apostolopoulos of CDPHE, at (303) 692-3411 or fonda.apostolopoulos@state.co.us. All comments must be submitted to fonda.apostolopoulos@state.co.us by February 19, 2024.

First Publication: January 19, 2024

Second Publication: January 26, 2024

Third Publication: February 2, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000461 To Whom It May Concern: On 11/14/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LAURA M. PRINGLE and THOMAS L. PRINGLE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WALLICK AND VOLK, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC Date of Deed of Trust (DOT): 3/22/2002 Recorded Date of DOT: 3/27/2002 Reception No. of DOT: 2002057672 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$174,800.00 Outstanding Principal Amount as of the date hereof: \$111,465.30 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: CONDOMINIUM UNIT 202, WATERTOWER LOFTS CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON DECEMBER 24, 2001, WITH RECEPTION NUMBER 2001217069, AND ACCORDING TO THE CONDOMINIUM MAP OF WATERTOWER LOFTS AMENDMENT NO. 1, RECORDED ON MARCH 20, 2002, WITH RECEPTION NUMBER 2002054357, AND ACCORDING TO THE SUPPLEMENTAL CONDOMINIUM MAP OF WATERTOWER LOFTS, RECORDED ON NOVEMBER 19, 2002, WITH RECEPTION NUMBER 2002218659, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER COLORADO AND AS DEFINED AND DESCRIBED IN THE WATERTOWER LOFTS CONDOMINIUM DECLARATION RECORDED ON DECEMBER 24, 2001, WITH RECEPTION NUMBER 2001217068 IN SAID RECORDS, AND ANNEXATION OF ADDITIONAL PROPERTY AND TECHNICAL AMENDMENT TO THE WATERTOWER LOFTS CONDOMINIUM DECLARATION RECORDED FEBRUARY 13, 2002, WITH RECEPTION NUMBER 2002030970 AND FIRST AMENDMENT TO THE WATERTOWER LOFTS CONDOMINIUM DECLARATION RECORDED MARCH 20, 2002, WITH RECEPTION NUMBER 2002054358, AND NOTICE OF ANNEXATION OF ADDITIONAL PROPERTY TO THE WATERTOWER LOFTS CONDOMINIUMS DECLARATION RECORDED NOVEMBER 19, 2002, WITH RECEPTION NUMBER 2002218658 IN SAID RECORDS.

TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE NO(S) 12 AND STORAGE SPACE NO(S) E23 AS LIMITED COMMON ELEMENTS. PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON NOVEMBER 1, 2023 AT RECEPTION NO. 2023105634 TO CORRECT LEGAL DESCRIPTION. Which has the address of 2960 INCA STREET #202, DENVER, CO 80202

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 14, 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: 1/19/2024 Last Publication: 2/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/09/2024 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 #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 22-026339

NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **JDS TOWING, LLC**, PUC: T-04685, Address: 18700 Smith Road, Aurora CO80011, Phone: 720-415-7236.

Year/Make/Model	Vin #
Jeep Wagoneer	127917
Mercedes GL320	384344

Date of Publication: January 19, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000458 To Whom It May Concern: On 11/13/2023 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: DENMART LLC, A COLORADO LIMITED LIABILITY COMPANY

Original Beneficiary: KIAVI FUNDING, INC., A DELAWARE CORPORATION Current Holder of Evidence of Debt: LHOME MORTGAGE TRUST 2021-RTL3 Date of Deed of Trust (DOT): 5/27/2022 Recorded Date of DOT: 6/01/2022 Reception No.of DOT: 2022073100 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$472,400.00 Outstanding Principal Amount as of the date hereof: \$472,400.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY THE DEBT IN FULL FOLLOWING THE MATURITY OF THE LOAN. 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 10, 11, 12 AND 13, BLOCK 12, SCHERMERHORN AND WORRELL'S SUBDIVISION OF MONTCLAIR, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 10 AT PAGE 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1750 XENIA STREET, DENVER, CO 80220-2242

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 14, 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: 1/19/2024 Last Publication: 2/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/09/2024 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: 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 #: CO22417

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

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

District Court, Jefferson County

Case Number: 2022PR509

NOTICE TO CREDITORS

In the Matter of the Estate of

ILDA MARIA ASSUNTA LONARDO

aka HILDA M. LONARDO, Deceased.

All persons having claims against the above named estate are required to present them to the personal representative or to the District Court of Jefferson, County, Colorado on or before May 19, 2024, or the claims may be forever barred.

ROSA FILMOENA WOOD

Personal Representative

4642 Everett Ct.

Wheat Ridge, CO 80033

First Publication: January 19, 2024

Second Publication: January 26, 2024

Third Publication: February 2, 2024

Published: Intermountain Jewish News

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. 2023-000457 To Whom It May Concern: On 11/13/2023 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: LIBERTY CAPITAL PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: BOOMERANG FINANCE SUB-REIT LLC, A DELAWARE LIMITED LIABILITY COMPANY Current Holder of Evidence of Debt: BFSR3, LLC Date of Deed of Trust (DOT): 4/14/2023 Recorded Date of DOT: 4/17/2023 Reception No. of DOT: 2023034976 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$540,000.00 Outstanding Principal Amount as of the date hereof: \$417,850.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY THE DEBT IN FULL FOLLOWING THE MATURITY OF THE LOAN 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 33, BLOCK 20, VIRGINIA VALE, FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1071 S HOLLY ST, DENVER, CO 80246

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 14, 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: 1/19/2024 Last Publication: 2/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/09/2024 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: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 28597 HEATHER DEERE, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO22237

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

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

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

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. 2023-000429 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 WHOLESALE 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

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. 2023-000418 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

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; AMERIHOME 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

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

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. 2023-000453 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. 2023-000448 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 "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
2013 Ford E-Series	A01412
2009 Honda Civic	000021

Date of Publication: January 19, 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

DISTRICT COURT, CITY AND COUNTY OF

DENVER, STATE OF COLORADO

CIVIL ACTION NO. 2023CV030022, Division/Courtroom 280

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY
(Publication Notice)**

THE VILLAGE TOWNHOUSE ASSOCIATION

Plaintiff,

v.

JOANNE G. WILLIAMS,

Defendant.

TO THE ABOVE NAMED DEFENDANT, Please take notice:

You are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the Civil Division of the Sheriff's Department of Denver County, Colorado at 10:00 a.m., on the 14th day of March, 2024, at the City and County Building, 1437 Bannock Street, Denver, Colorado 80202; phone number (720) 865-9556. At which sale, the above- described real property and improvements thereon will be sold to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale.

BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID AT THE TIME OF SALE.

PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY. Judgment is in the amount of \$24,446.91.

This is to advise you that a Sheriff's sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to Court Order dated September 13, 2023 and C.R.S. 38-38-101 et seq. by The Village Townhouse Association, the holder and current owner of a lien recorded on April 23, 2021 at Reception No. 2021078306 in the records of the Clerk and Recorder of the City and County of Denver, State of Colorado. The foreclosure is based on a default under the Declaration of Covenants and Restrictions recorded on March 7, 1970 at Reception 023485 in Book 1613, Page 543, as amended in the records of the Clerk and Recorder of the City and County of Denver, State of Colorado. The Declaration establishes a lien for the benefit of The Village Townhouse Association against real property legal described as follows:

LOT 54, BLOCK 1 THE VILLAGE SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

And also known as: 7101 West Yale Avenue, Unit 3402, Denver, CO 80227.

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.

The attorney representing the legal owner of the above-described lien is:

Andrew J. Gibbs, Esq.

Tueller & Gibb, LLP
1601 Blake Street, Suite 300
Denver, CO 80202
Telephone: (303) 854-9121
Elias Diggins, Sheriff
City and County of Denver, Colorado
By: Deputy Sheriff Sergeant Line
First Publication: January 19, 2024
Last Publication: February 16, 2024
Published In: The Intermountain Jewish News

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. 2023-000468 To Whom It May Concern: On 11/15/2023 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: HANDE ULUBEYLIGIL KAZGAN and MEHMET KAZGAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF ACQUISITION TRUST Date of Deed of Trust (DOT): 2/15/2019 Recorded Date of DOT: 2/21/2019 Reception No. of DOT: 2019020490 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$514,500.00 Outstanding Principal Amount as of the date hereof: \$520,271.64 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 954 NORTH SPRUCE COURT, DENVER, CO 80230

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 14, 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: 1/19/2024 Last Publication: 2/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/09/2024 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 #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-029791

LEGAL DESCRIPTION

All of Lot 9, Block 1, Lowry Filing No. 16, City and County of Denver, State of Colorado, together with a part of Lot 22, Block 1, Lowry Filing No. 16, City and County of Denver, State of Colorado more particularly described as follows: Beginning at the Southeast corner of Lot 9 of said Block 1; Thence along the Westerly and Northerly lines of said Lot 22 the following 2 (2) courses:

1. North 00 degrees 07 minutes 04 seconds East a distance of 50.00 feet to the Northeast corner of said Lot 9;
2. South 89 degrees 52 minutes 56 seconds East, along the Northerly line of said Lot 22, a distance of 2.00 feet to a point 2.00 feet East of said Westerly line of Lot 22; Thence South 00 degrees 07 minutes 04 seconds West, parallel with and 2.00 feet Easterly of said Westerly line of Lot 22, a distance of 50.00 feet to the Easterly extension of the Southerly line of said Lot 9; Thence North 89 degrees 52 minutes 56 seconds West, along said Easterly extension, a distance of 2.00 feet to the point of beginning, City and County of Denver, State of Colorado.

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 to Mortgagees of Units within the
Linvale Condominium Project Association
RE: Original Notice Dated January 12, 2024**

The Linvale Condominium Project Association ("Association") hereby provides notice of the Amended and Restated Condominium Declaration for Linvale, a Condominium Project ("Amended and Restated Declaration"), which amends and replaces the original Declaration and conforms it to applicable Colorado law. In addition to mortgagee approval, Owners representing at least 67% of aggregate ownership the general common elements must also consent to this Amended and Restated Declaration.

Consistent with the requirement for mortgagee approval in the original Condominium Declaration for Linvale and with the procedures set forth in C.R.S. 38-33.3-217(1)(b), the Association requests your approval of the Amended and Restated Declaration. A copy of the Amended and Restated Declaration was sent to your attention with the original notice, and may also be obtained by contacting Kimberly Porter at the address provided below.

Your approval of the Amended Declaration does not require any action or response, and will be considered approved in the absence of a negative response delivered by you within sixty days after the date of the Original Notice.

**THE AMENDED AND RESTATED DECLARATION
DOES NOT AFFECT THE PRIORITY OR TERMS OF YOUR DEED OF TRUST.**

You may submit a response or obtain a copy of the Amended and Restated Declaration by writing to Kimberly Porter Esq., Winzenburg, Leff, Purvis and Payne, LLP, 8020 Shaffer Parkway, Suite 300, Littleton, CO 80127.

First Publication: January 19, 2024
Second Publication: January 26, 2024
Published: Intermountain Jewish News

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