

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

**Denver Probate Court**

**Case Number: 2023PR31359, Division:3**

**NOTICE TO CREDITORS**

**In the Matter of the Estate of**

**PHILIP JOHN MALTESE, a/k/a PHILIP J.**

**MALTESE, a/k/a PHILIP MALTESE, Deceased.**

All persons having claims against the above-named estate are required to present them to the personal representative or to the Probate Court of the City and County of Denver, Colorado or on or before May 26, 2024, or the claims may be forever barred.

George Boyk  
Personal Representative  
900 Huntington Cir.  
Lake Villa, IL 60046

Aaron L. Evans, #27270

ANDREW ROGERS, #52188

Attorneys for the Personal Representative

Evans Case, LLP

1660 South Albion Street, Suite 1100

Denver, Colorado 80222

Ph: (303) 757-8300

E-mail: [evans@evanscase.com](mailto:evans@evanscase.com);

[rogers@evanscase.com](mailto:rogers@evanscase.com)

First Publication: January 26, 2024

Second Publication: February 2, 2024

Third Publication: February 9, 2024

Published: Intermountain Jewish News

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

**District Court, Arapahoe County**

**Case Number: 2024PR030056, Division: CLX**

**NOTICE TO CREDITORS**

**In the Matter of the Estate of**

**HAROLD N. JOHNSON, Deceased.**

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Arapahoe, County, Colorado or on or before May 26, 2024, or the claims may be forever barred.

Laurance Johnson  
Personal Representative  
5105 DTC Pkwy., Ste. 312  
Greenwood Village, CO 80111

John T. Snow, #34957

Sean D. Raible, #58340

Attorneys for the Personal Representative

HACKSTAFF SNOW ATKINSON & GRIESS, LLC

5105 DTC Pkwy., Ste. 312

Greenwood Village, CO 80111

Telephone: (303) 534-4317

Fax: (303) 534-4309

Email: [js@hsaglaw.com](mailto:js@hsaglaw.com);

[sraible@hsaglaw.com](mailto:sraible@hsaglaw.com)

First Publication: January 26, 2024

Second Publication: February 2, 2024

Third Publication: February 9, 2024

Published: Intermountain Jewish News

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

**District Court, Jefferson County**

**Case Number: 2024PR030031, Division: 11**

**NOTICE TO CREDITORS**

**In the Matter of the Estate of**

**EVELYN GRANT, 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 or on or before May 26, 2024, or the claims may be forever barred.

Rise Meyer  
Personal Representative  
5671 W. Bates Avenue  
Denver, CO 80227

John T. Snow, #34957

*Intermountain Jewish News*

Legal Notices, January 26, 2024

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Sean D. Raible, #58340

Attorneys for the Personal Representative

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First Publication: January 26, 2024

Second Publication: February 2, 2024

Third Publication: February 9, 2024

Published: Intermountain Jewish News

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

**District Court, Elbert County**

**Case Number: 2024PR030000**

**Division: 1, Courtroom: 1**

**NOTICE TO CREDITORS**

**In the Matter of the Estate of**

**DONALD OPHEIM, 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 Elbert, County, Colorado on or before May 26, 2024, or the claims may be forever barred.

CYNTHIA OPHEIM

Personal Representative

876 Paddock Street

Elizabeth, CO 80107

John T. Snow, #34957

Sean D. Raible, #58340

Attorneys for the Personal Representative

HACKSTAFF SNOW ATKINSON & GRIESS, LLC

5105 DTC Pkwy., Ste. 312

Greenwood Village, CO 80111

Telephone: (303) 534-4317

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[sraible@hsaglaw.com](mailto:sraible@hsaglaw.com)

First Publication: January 26, 2024

Second Publication: February 2, 2024

Third Publication: February 9, 2024

Published: Intermountain Jewish News

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

**District Court, Adams County**

**Case No. 23PR30961, Division T1**

**In the Matter of the Estate of**

**SYLVIA KENT, Deceased.**

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

Christopher Turner,

Public Administrator, 17th Judicial District

Personal Representative

1760 Gaylord Street

Denver, CO 80206

Christopher Turner, #43245

GANTENBEIN LAW FIRM LLC

1760 Gaylord Street

Denver, CO 80206

Phone 720-593-8295

Fax 720-442-8051

[christopher@gantenbeinlaw.com](mailto: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. 2023-000429 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. 2023-000449 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 OF SALE

The following individuals are hereby notified that their vehicles are to be sold at **Tow-Pros, LLC**, 2541 Platte Place, Colorado Springs, CO 80907. 719-304-1147.

YEAR/MAKE/MODEL	VIN
2007 GMC Yukon	117289

Date of Publication: January 26, 2024

Published: Intermountain Jewish News

#### 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. 2023-000477 To Whom It May Concern: On 11/22/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SONIA L COLL and PAUL A. COLL Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SLST 2022-1 PARTICIPATION INTEREST TRUST Date of Deed of Trust (DOT): 2/27/2009 Recorded Date of DOT: 3/10/2009 Reception No.of DOT: 2009029724 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$262,334.00 Outstanding Principal Amount as of the date hereof: \$209,350.13 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 18 AND THE NORTH HALF OF LOT 19, BLOCK 11, J.P. FARMER'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1070 SOUTH OGDEN STR, DENVER, CO 80209

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 21, 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: 1/26/2024 Last Publication: 2/23/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/16/2024 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: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 51088 RYAN BOURGEOIS, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Fax #: (303) 813-1107 Attorney File #: 00000009951070

#### NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **AWEST TOWING, LLC**, PUC: T-04853, Address: 4810 W. 60th Ave., Arvada CO 80003, Phone: 720-982-5116.

<b>Year/Make/Model</b>	<b>Vin #</b>
2016 Kia Soul	284377
1981 NUWA Trailer	033486
1964 Airstream Camper	420381
1978 Mitchell Camper	001102
1989 Kawasaki Jet Ski	85C989

Date of Publication: January 26, 2024  
Published: Intermountain Jewish News

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000474 To Whom It May Concern: On 11/22/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MIQUEL IRBY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 12/28/2018 Recorded Date of DOT: 1/08/2019 Reception No.of DOT: 2019002246 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$304,385.00 Outstanding Principal Amount as of the date hereof: \$280,984.90 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 3, MONTBELLO NO. 17, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 13145 PENSACOLA PLACE, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 21, 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: 1/26/2024 Last Publication: 2/23/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/16/2024 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 #: 34531 ALISON L. BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 22-027597

#### 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. 2023-000464 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. 2023-000478 To Whom It May Concern: On 11/22/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SCOTT CLOBES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING AS NOMINEE FOR GUARANTEED RATE, INC. Current Holder of Evidence of Debt: BRAVO RESIDENTIAL FUNDING TRUST 2020-RPL1 Date of Deed of Trust (DOT): 10/26/2006 Recorded Date of DOT: 11/07/2006 Reception No. of DOT: 2006178484 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$57,000.00 Outstanding Principal Amount as of the date hereof: \$39,989.58 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: CONDOMINIUM UNIT 302, SHOSHONE LOFTS AT HIGHLANDS CONDOMINIUMS ACCORDING TO THE MAP THEREOF, RECORDED JUNE 6, 2002, AT RECEPTION NO. 2002101598, 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 SHOSHONE LOFTS AT HIGHLANDS CONDOMINIUMS CONDOMINIUM DECLARATION RECORDED JUNE 6, 2002, AT RECEPTION NO. 2002101597, IN SAID RECORDS. TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE NO. 14, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3201 SHOSHONE ST. #302, 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 21, 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: 1/26/2024 Last Publication: 2/23/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/16/2024 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: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 51088 RYAN BOURGEOIS, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Fax #: (303) 813-1107 Attorney File #: 00000009860230

#### 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](mailto: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 OF 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

#### 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 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 or 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](mailto: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

**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](mailto:fonda.apostolopoulos@state.co.us). All comments must be submitted to [fonda.apostolopoulos@state.co.us](mailto: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

#### 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. 2023-000481 To Whom It May Concern: On 11/22/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: GERALD PUTSCHE and ALISON MURPHY 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): 7/02/2021 Recorded Date of DOT: 7/06/2021 Reception No. of DOT: 2021127539 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$442,205.00 Outstanding Principal Amount as of the date hereof: \$424,979.59 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 15, BLOCK 2, GREEN VALLEY RANCH FILING NO. 40, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 21643 E 55TH AVE., 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 21, 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: 1/26/2024 Last Publication: 2/23/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/16/2024 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 #: 22CO00126-3

#### 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 or 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. 2023-000444 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. 2023-000443 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

#### NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN #
2014 Buick Verano	185763
2010 Ford Transit Connect	039971
2010 Mazda CX-9	226336
2008 Audi A4	142307
1993 Ford Ranger	D65715
2003 Hyundai Sonata	771922
2005 Porsche Cayenne	A63307
2005 Chevrolet Equinox	161323
2007 Mercury Mariner	J20754
2004 Mazda 3	119306

Date of Publication: January 26, 2024

Published: Intermountain Jewish News

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000480 To Whom It May Concern: On 11/22/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SHEILA MARSHALL Original Beneficiary: COUNTRYWIDE HOME LOANS, INC. Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 7/30/2007 Recorded Date of DOT: 8/20/2007 Reception No. of DOT: 2007129987 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$147,584.00 Outstanding Principal Amount as of the date hereof: \$122,461.94 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 8, BLOCK 4, MONTBELLO FILING NO. 35, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5152 DILLON STREET, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 21, 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: 1/26/2024 Last Publication: 2/23/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/16/2024 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 #: 19-020484

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000475 To Whom It May Concern: On 11/22/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: FREDRICO CARMOLITO GALLEGOS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR GUARANTY TRUST COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 12/21/2015 Recorded Date of DOT: 12/28/2015 Reception No. of DOT: 2015178395 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$180,775.00 Outstanding Principal Amount as of the date hereof: \$152,841.20 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 13, BEAR VALLEY SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2723 S KNOXVILLE WAY, DENVER, COLORADO 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 March 21, 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: 1/26/2024 Last Publication: 2/23/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/16/2024 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-23-970102-LL

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.

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

**Denver Probate Court**

**Case Number: 23PR652**

**NOTICE TO CREDITORS**

**In the Matter of the Estate of**

**Roland Hugh Courtenay AKA Roland H Courtenay AKA Roland Courtenay AKA Hugh Courtenay AKA R H Courtenay, Deceased.**

All persons having claims against the above-named estate are required to present them to the personal representative or to the Probate Court of the City and County of Denver, Colorado or on or before May 26, 2024, or the claims may be forever barred.

Trent J Antony

Personal Representative

1592 Sierra Plaza St.

Severance, CO 80550

First Publication: January 26, 2024

Second Publication: February 2, 2024

Third Publication: February 9, 2024

Published: 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

**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.realestateforeclose.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. 2023-000419 To Whom It May Concern: On 10/26/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MASON VAIL and BRENDA OLIVAS VALDEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY AS NOMINEE FOR AMERICAN FINANCING CORPORATION Current Holder of Evidence of Debt: VILLAGE CAPITAL & INVESTMENT,

LLC Date of Deed of Trust (DOT): 8/25/2022 Recorded Date of DOT: 8/25/2022 Reception No. of DOT: 2022113455 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$520,400.00 Outstanding Principal Amount as of the date hereof: \$517,845.04 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 3, BLOCK 3, GREEN VALLEY RANCH FILING NO. 21, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4112 MALTA STREET, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 22, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 12/29/2023 Last Publication: 1/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/19/2023 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MESSNER REEVES LLP Denver Registration #: 33214 DEANNE R STODDEN, 1550 WEWATTA STREET, SUITE 710, DENVER, CO 80202 Phone #: (303) 623-4806 Fax #: 303-623-0552 Attorney File #: 11070.0009/23-000118-01

**DISTRICT COURT, 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

#### 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
2002 Chevy Avalanche	344609
2007 Infiniti G35	700871
2003 Ford F150	D26201
1990 Kountry Trailer	10BA02

Date of Publication: January 26, News

DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO

CIVIL ACTION NO. 2017CV033207, Division/Courtroom 269

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

WILDHORSE RIDGE CONDOMINIUM ASSOCIATION, INC.,

Plaintiff,

v.

DEANDRA HARRELL; JPMORGAN CHASE BANK, NATIONAL ASSOCIATION; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; and DENVER COUNTY PUBLIC TRUSTEE,  
Defendants.

Regarding: Condominium Unit 1102, Wildhorse Ridge Condominiums, according to the Condominium Map thereof, recorded on February 17, 2006, at Reception No. 2006029871 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 Condominium Declaration for Wildhorse Ridge Condominiums, recorded on September 22, 2004, at Reception No. 2004197365, in said Records, City and County of Denver, State of Colorado

Also known as: 5800 N Tower Road Unit 1102, Denver, CO 80249

TO THE ABOVE-NAMED DEFENDANTS, Please take notice:

You and each of you are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the Sheriff's Department of County of Denver, State of Colorado at 10:00 A.M., on the 21<sup>ST</sup> day of March, 2024, at the front steps of the Denver City and County Building located at 1437 Bannock Street., Denver, CO 80202 phone number 720-865-9556. At which sale, the above described real property and improvements thereon will be sold to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale.

**PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY. Judgment is in the amount of \$13,243.20**

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

**NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM**

RE: Sheriff Sale of Real Property under Decree of Foreclosure, pursuant to Court Order and C.R.S. §38-38-101 *et seq.*, County of Denver, State of Colorado.

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to Court Order dated December 14, 2017, and C.R.S. §38-38-101 *et seq.* by WILDHORSE RIDGE CONDOMINIUM ASSOCIATION, INC., the holder and current owner of a lien recorded on August 10, 2015 at 2015110927 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The foreclosure is based on a default under the Condominium Declaration for Wildhorse Ridge Condominiums recorded at September 22, 2004 of the Reception #2004197365 records of the Clerk and Recorder of the County of Denver, State of Colorado. The Declaration establishes a lien for the benefit of Wildhorse Ridge Condominium Association, Inc. against real property legally described as follows:

Condominium Unit 1102, Wildhorse Ridge Condominiums, according to the Condominium Map thereof, recorded on February 17, 2006, at Reception No. 2006029871 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 Condominium Declaration for Wildhorse Ridge Condominiums, recorded on September 22, 2004, at Reception No. 2004197365, in said Records, City and County of Denver, State of Colorado

Also known as: 5800 N Tower Road Unit 1102, Denver, CO 80249

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

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

All telephone inquiries for information should be directed to the office of the undersigned Sheriff at 720-865-9556.

The name, address and telephone number of the attorney representing the legal owner of the above described lien is Kate M. Leason, Esq., Altitude Community Law P.C., 555 Zang Street, Suite 100, Lakewood, Colorado 80228-1011, 303.432.9999.

DATED: December 27th, 2023. Elias Diggins

City and County of Denver Sheriff

By: Deputy Sheriff Sergeant R Line

**INITIAL CERTIFICATE OF MAILING**

RE: Denver County Sheriff's Sale No. 23008759

Legal Description: Condominium Unit 1102, Wildhorse Ridge Condominiums, according to the Condominium Map thereof, recorded on February 17, 2006, at Reception No. 2006029871 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 Condominium Declaration for Wildhorse Ridge Condominiums, recorded on September 22, 2004, at Reception No. 2004197365, in said Records, City and County of Denver, State of Colorado.

Also known as: 5800 N Tower Road Unit 1102, Denver, CO 80249

The undersigned hereby certifies that on December 27, 2023, a true and correct copy of the Combined Notice of Sheriff's Sale of Real Property, Right to Cure and Redeem, and Statutes (C.R.S. §38-38-103, §38-38-104, §38-38-301, §38-38-302, §38-38-304, §38-38-305, §38-38-306 and §38-37-108) was deposited with the United States Postal Service, postage prepaid, addressed to the parties listed on the attached Exhibit "A."

Elias Diggins

City and County of Denver Sheriff

By: Deputy Sheriff Sergeant R Line

First Publication: January 26, 2024

Last Publication: February 23, 2024

Published In: The Intermountain Jewish News

**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, ACCDORDING 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.

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 6<sup>TH</sup> 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 29<sup>th</sup>, 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

**NOTICE OF SALE**

The following individuals are hereby notified that their vehicles are to be sold at Klaus' Towing abandoned vehicle sale: Address: 3880 Wabash Street, Colorado Springs, Colorado, 80906, Phone: (719) 391-0600. \*\*Sale Date:

**01/26/2024:**

STOCK	YEAR	MAKE/MODEL	VIN
324138	2005	Cadillac SRX	198311
324571	1999	Chevy Tracker	905911
324354	2010	Chrysler Town and Country	103873
324358	1999	Dodge Dakota	179457
324448	2002	Dodge Dakota	583705
324694	1996	Dodge Ram	664174
324695	2013	Ford Focus	189801
324024	1996	Ford Mustang	135293
323993	2007	Honda Accord	209143
324708	2011	Hyundai Sonata	112189
324601	2005	Jaguar S Type	N32012
324657	2009	Subaru Forester	747458
324744	1993	Subaru Impreza	507504
324564	2007	Suzuki XL7	120526
324005	2005	Dutchman Camp Trailer	425380
323644	2005	Volvo V70	483668
316725	2005	Ford Focus	150256
325069	2013	Dodge Challenger	569915
324578	1997	Ford Crown Victoria	117766
325110	2008	Ford Escape	C07426
325227	2007	Honda Civic	581784
325212	1992	Mazda Protege	427626
325413	1999	Pontiac Grand Prix	238250
321255	1997	Subaru Impreza Outback	803106

Date of Publication: January 26, 2024

Published: Intermountain Jewish News

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

**District Court, Arapahoe County**

**Case Number: 2024PR030035**

**Division: 1, Courtroom: 1**

**NOTICE TO CREDITORS**

**In the Matter of the Estate of**

**KAREN M. JOHNSON, Deceased.**

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Arapahoe, County, Colorado or on or before May 26, 2024, or the claims may be forever barred.

LAURANCE JOHNSON

Personal Representative

5105 DTC Pkwy., Ste. 312

Greenwood Village, CO 80111

John T. Snow, #34957

Sean D. Raible, #58340

Attorneys for the Personal Representative

HACKSTAFF SNOW ATKINSON & GRIESS, LLC

5105 DTC Pkwy., Ste. 312

Greenwood Village, CO 80111

Telephone: (303) 534-4317

Fax: (303) 534-4309

Email: [js@hsaglaw.com](mailto:js@hsaglaw.com);

[sraible@hsaglaw.com](mailto:sraible@hsaglaw.com)

First Publication: January 26, 2024

Second Publication: February 2, 2024

Third Publication: February 9, 2024

Published: Intermountain Jewish News

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

**Denver Probate Court**

**Case Number: 2023PR31455, Division:3**

**NOTICE TO CREDITORS**

**In the Matter of the Estate of**

**BARBARA JANE TEDESKO, a/k/a BARBARA J. TEDESKO, a/k/a BARBARA TEDESKO, Deceased.**

All persons having claims against the above-named estate are required to present them to the personal representative or to the Probate Court of the City and County of Denver, Colorado or on or before May 26, 2024, or the claims may be forever barred.

William Joseph Tedesko

Personal Representative

7394 E. Cedar Ave.

Denver, Colorado 80230

Aaron L. Evans, #27270

Amy Arlander, #33200

Attorneys for the Personal Representative

Evans Case, LLP

1660 South Albion Street, Suite 1100

Denver, Colorado 80222

Ph: (303) 757-8300

E-mail: [Evans@evanscase.com](mailto:Evans@evanscase.com);

[Arlander@evanscase.com](mailto:Arlander@evanscase.com)

First Publication: January 26, 2024

Second Publication: February 2, 2024

Third Publication: February 9, 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 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: 01/26/2024:

STOCK	YEAR	MAKE/MODEL	VIN
325209	1999	Acura 3.2 TL	024161
325188	2011	BMW 328XI SULEV	N29363
325192	2013	BMW 328i	354136
325317	2016	Cadillac Escalade Luxury	323985
325315	2005	Cadillac DeVille	236233
324955	2015	Chevrolet Camaro LT	164602
325187	2006	Chevrolet Aveo	626982
325313	2000	Chevrolet Express G3500	192833
324797	2001	Chrysler 300M	437697
324940	1999	Chrysler Sebring	595186
324918	1998	Dodge Dakota	673695
324956	2009	Dodge Charger	640703
324916	2006	Ford Freestar SEL	A17647
325430	2012	Ford Fiesta	170720
325228	2010	Honda Accord	011909
325249	2008	Hummer H3	167843
325066	2008	Hyundai Santa Fe Limited	129748
325167	2010	Hyundai Elantra Blue	038663
324985	2012	Infiniti G37	473785
324702	2021	Jeep Cherokee Trailhawk	205571
324796	2008	Kia Spectra	565318
325445	2014	Lincoln MKX	L13681
325119	2006	Mini Cooper	L19382
324528	2007	Nissan Maxima	832943
324943	1990	Nissan Pathfinder	234305
324978	1999	Subaru Impreza	800961
324709	2012	Toyota Camry	145943
324802	2015	Toyota Camry	560636
324932	2006	Toyota Corolla	653743
325216	2004	Toyota Highlander/Limited	009891
325422	1998	Toyota Corolla	075068
324688	2006	Volkswagen Jetta	702833
322877	2003	Ford F-250	C15555
322808	2012	Ford Focus	182656

Date of Publication: January 26, 2024

Published: Intermountain Jewish News

#### Public Notice for vehicles to be sold by BEAR ENTERPRISE TOWING

Year/Make/Model	Vin #
2000 Wilson Flatbed Trailer	693739
2003 Hummee H2	115669
2016 Dodge Ram Van	B32020

**Bear Enterprise Towing**

**PUC: T-03984**

**Phone: 720-276-9412**

Date of Publication: January 26, 2024

Published: Intermountain Jewish News

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

District Court, Arapahoe County

Case Number: 2023PR31047

NOTICE TO CREDITORS

In the Matter of the Estate of

**Diane Marie Bartlett Burdick, Deceased.**

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Arapahoe, County, Colorado on or before May 26, 2024, or the claims may be forever barred.

Alexandrea Bartlett

Intermountain Jewish News

Legal Notices, January 26, 2024

[www.ijn.com/legal-notice](http://www.ijn.com/legal-notice)

Originals (print version) available for a fee; contact (303) 861-2234

Personal Representative

c/o John Ferguson

1999 Broadway Ste 770

Denver CO 80202

John A.M. Ferguson, Jr. #52363

Attorney for the Personal Representative

John Ferguson PLC

Attorney for Alexandria Bartlett

1999 Broadway Ste 770

Denver CO 80202

720-593-9202

[john@johnfergusonplc.com](mailto:john@johnfergusonplc.com)

First Publication: January 26, 2024

Second Publication: February 2, 2024

Third Publication: February 9, 2024

Published: Intermountain Jewish News

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000484 To Whom It May Concern: On 11/24/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LEIGH MARKLEY and DARREN S MARKLEY Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 5/16/2016 Recorded Date of DOT: 5/24/2016 Reception No. of DOT: 2016067210 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$690,000.00 Outstanding Principal Amount as of the date hereof: \$636,838.88 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 6, BLOCK 4, MONTEREY GARDENS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1644 S MADISON ST, DENVER, COLORADO 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 21, 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: 1/26/2024 Last Publication: 2/23/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/16/2024 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-23-970275-LL