

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000517 To Whom It May Concern: On 12/19/2023 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: DOROTHY L. PASTINE and JOESPH T. PASTINE Original Beneficiary: NORWEST MORTGAGE, INC., A CALIFORNIA CORPORATION Current Holder of Evidence of Debt: SEATTLE BANK Date of Deed of Trust (DOT): 12/19/1996 Recorded Date of DOT: 1/06/1997 Reception No. of DOT: 9700001729 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$174,000.00 Outstanding Principal Amount as of the date hereof: \$386,920.84 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 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: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1956 SOUTH NEWTON STREET, 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 April 18, 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: 2/23/2024 Last Publication: 3/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/13/2024 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-23-968244-LL

LEGAL DESCRIPTION -EXHIBIT A

PARTS OF LOTS 5 AND 6, BLOCK 18, HARVEY PARK ADDITION, FILING NO. 1, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTHERLY ALONG WEST LINE OF SAID LOT 5 FEET; THENCE NORTHEASTERLY 100.38 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF SAID LOT, WHICH IS 3.84 FEET NORTHERLY ALONG EAST LINE OF SAID LOT FROM SOUTHEAST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG SAID EAST LINE OF SAID LOT 3.84 FEET TO SOUTHEAST CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG SOUTH LINE OF SAID LOT TO POINT OF BEGINNING, AND ALL OF LOT 6, EXCEPT PART DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ALONG WEST LINE OF SAID LOT 2 FEET; THENCE NORTHEASTERLY 100.12 FEET MORE OR LESS TO A POINT ON EAST LINE OF SAID LOT, WHICH IS 1.53 FEET NORTHERLY ALONG EAST LINE OF SAID LOT FROM SOUTHEAST CORNER OF SAID LOT; THENCE SOUTHERLY 1.53 FEET TO SOUTHEAST CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG SOUTH LINE OF SAID LOT TO POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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

Court Address: 1437 Bannock Street  
Denver, Colorado 80202

Plaintiff: PACIFIC EXPRESS STABLES, LLC, a Colorado limited liability company

v.

Defendants: RYAN ANDERSON and CROSSFIT LODO, LLC, a Colorado limited liability company

TY OF DENVER, STATE OF COLORADO

Case Number: 2018CV030070

NOTICE OF SALE

TO WHOM IT MAY CONCERN:

This is to advise you the above-captioned action is pending. A decree has been entered in this action concerning a judgment in favor of the Plaintiff.

The real property which is the subject matter of this litigation, which is the property subject to the decree, is situated in Boulder County, Colorado, and is described as follows, to wit:

Lots 1 and 2, Block 27, Steck's Addition to Denver, and the Northeasterly 11.63 feet of Lot 3 lying adjacent to the Southwesterly line of Lot 2 of said Block 27, and that portion of vacated 24th Street lying Northwesterly of Blake Street and adjacent to Lot 1, Block 27, Steck's Addition to Denver, more fully described in Ordinance No. 365, Series of 1997, recorded June 13, 1997 at Reception No. 9700076367, City and County of Denver, State of Colorado. Commonly known as: 2363 Blake Street, Denver, Colorado (hereinafter referred to as the "Property").

The Plaintiff named above is the judgment creditor in this action. As of December 4 2023, the outstanding balance, including principal and interest due and owing on such judgment is \$67,335.16. Further, additional fees and costs (including legal fees) have also been incurred and are due owing.

I shall offer for public sale to the highest bidder, at public auction, all the right, title and interest of the Defendant in said property on April 11, 2024, at the front steps of the Denver City and County Building, 1437 Bannock Street, Denver, Colorado 80202.

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

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 LIEN FORECLOSED. A COPY OF SAID STATUTES, AS SUCH STATUTES ARE PRESENTLY CONSITUTUED, WHICH MAY AFFECT YOUR RIGHTS, IS ATTACHED HERETO, HOWEVER, YOUR RIGHTS MAY BE DETERMINED BY PREVIOUS STATUTES. YOU MAY WISH TO SEEK THE ADVICE OF YOUR OWN ATTORNEY CONCERNING YOUR RIGHTS IN RELATION TO THIS FORECLSOURE PROCEEDING.

INTENT to cure and redeem, as provided by the aforementioned laws, must be directed to or conducted at the Denver Sheriff Department, Civil Division, 201 W. Colfax Avenue, Denver, CO 80202.

IF YOU BELIEVE THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT PURSUANT TO §38-38-103.1, C.R.S., OR THE PROHIBITION ON DUAL TRACKING PURSUANT TO §38-38-103.2, C.R.S., YOU MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE CFPB, OR BOTH, BUT THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

CONTACT INFORMATION FOR THE COLORADO ATTORNEY GENERAL: Colorado Department of Law, Ralph L. Carr Judicial Building, 1300 Broadway, 10th Floor, Denver, Colorado 80203, Telephone: (720) 508-6000, Facsimile: (720) 508-6030.

CONTACT INFORMATION FOR THE CFPB: Consumer Financial Protection Bureau, P.O. Box 2900, Clinton, Iowa 52733-2900, Telephone (855) 411-2372, Facsimile: (855) 237-2392

Bidders are required to have cash or certified funds to cover their highest bid at the time of sale. Certified funds are payable to the registry of the District Court for City and County of Denver.

DATED at City and County of Denver, Colorado this 7th Day of February, 2024.

Elias Diggins, Sheriff, County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

Attorneys for Plaintiff:

BUSINESS MANAGEMENT LAW GROUP

Stan V. Jezierski #34024

5720 W. 120th Avenue, #2,

Broomfield, CO 80020

Phone Number: (720) 204-3232

Fax Number: (720) 204-3240

E-mail: [stan@bmlglaw.com](mailto:stan@bmlglaw.com)

First Publication: February 16, 2024

Last Publication: March 15, 2024

Published in: The Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000499 To Whom It May Concern: On 12/07/2023 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: TRONG H. NGUYEN Original Beneficiary: FIRSTBANK Current Holder of Evidence of Debt: FIRSTBANK Date of Deed of Trust (DOT): 12/17/2019 Recorded Date of DOT: 12/23/2019 Reception No.of DOT: 2019180094 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$104,300.00 Outstanding Principal Amount as of the date hereof: \$82,277.13 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 COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED IS OR ARE AS FOLLOWS: DEFAULT ON PAYMENTS DUE UNDER THE DEBT OR 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: PARCEL A: THAT PART OF THE SE1/4 SE1/4 SW1/4 OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH. P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SE1/4 SE1/4 SW1/4 OF SECTION 36; THENCE NORTH, A DISTANCE OF 208 FEET; THENCE EAST, A DISTANCE OF 255 FEET; THENCE SOUTH, A DISTANCE OF 18 FEET; THENCE WEST, A DISTANCE OF 225 FEET, THENCE SOUTH, A DISTANCE OF 190 FEET; THENCE WEST, A DISTANCE OF 30 FEET TO THE PLACE OF BEGINNING EXCEPT THAT PART DESCRIBED IN DEED RECORDED APRIL 28, 1966 IN BOOK 1869 AT PAGE 147 AS FOLLOWS:

A TRACT OR PARCEL OF LAND NO. 27 OF COLORADO DEPARTMENT OF HIGHWAYS PROJECT NO. F016--1(122), IN THE SE1/4 SW1/4 OF SECTION 36, TOWNSHIP 4 SOUTH , RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN JEFFERSON COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PATICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS IN 89°SS'W, A DISTANCE OF 6300 FEET AND N 00°05' E, A DISTANCE OF 30.0 FEET FROM THE SE CORNER OF THE SW1/4 OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 69 WEST; THENCE S 89°55' E ALONG THE SOUTH PROPERTY LINE, A DISTANCE OF 225.0 FEET TO THE EAST PROPERTY LINE; THENCE N 00°05' E ALONG THE EAST PROPERTY LINE, A DISTANCE OF 70.0 FEET; THENCE N 89°55' W, A DISTANCE OF 225.0 FEET TO THE WEST

PROPERTY LINE; THENCE S 00°05' W ALONG THE WEST PROPERTY LINE, A DISTANCE OF 70.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 6105 W. HAMPDEN AVE., DENVER, CO 80227

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 4, 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: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 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: LEWIS ROCA ROTHGERBER CHRISTIE LLP Denver Registration #: 40449 TREVOR G BARTEL, 1601 19TH STREET, SUITE 1000, DENVER, CO 80202 Phone #: 303-623-9000 Fax #: 303-623-9222 Attorney File #: 301415-00204

#### NOTICE OF SALE

All individuals interested in the following-described vehicles are hereby notified that their vehicles are to be sold at **Penkhus Motor Company**, 1101 Motor City Drive, Colorado Springs, CO 80905. Phone: (719) 955-9500

YEAR/MAKE/MODEL/TYPER/COLOR VIN

2016 VOLKSWAGEN GOLF 4DR HB BLACK 003657

Date of Publication: February 23, 2024

Published: Intermountain Jewish News

#### NOTICE OF SALE

All individuals interested in the following-described vehicles are hereby notified that their vehicles are to be sold at **Corwin Toyota Colorado Springs**, 5115 New Car Drive, Colorado Springs, CO 80923. Phone: (719) 598-2222.

YEAR/MAKE/MODEL/TYPER/COLOR VIN

2018 TOYOTA CAMRY 4DR SD BROWN 563555

Date of Publication: February 23, 2024

Published: Intermountain Jewish News

#### NOTICE OF SALE

All individuals interested in the following-described vehicles are hereby notified that their vehicles are to be Bonded for Certificate of Title by **Michael V Pollard**, 13745 Woodlake Rd., Elbert, CO 80106. Phone (612) 834-2589.

YEAR/MAKE/MODEL/TYPER/COLOR VIN

2008 INFINITI G35 X 4DR SD SILVER 265382

Date of Publication: February 23, 2024

Published: Intermountain Jewish News

#### NOTICE OF SALE

All individuals interested in the following-described vehicles are hereby notified that their vehicles are to be sold at **ShortLine Euro Cars, Inc. dba. Euro Cars Collision Center**, 721 Yuma Street, Colorado Springs, CO 80909. Phone (719) 473-1374.

YEAR/MAKE/MODEL/TYPER/COLOR VIN

2021 BMW X5 4DR SU WHITE F87403

Date of Publication: February 23, 2024

Published: Intermountain Jewish News

#### NOTICE OF SALE

All individuals interested in the following-described vehicles are hereby notified that their vehicles are to be sold at **Jaguar Lakewood**, 7999 West Colfax Ave., Lakewood, CO 80214. Phone (303) 794-5560.

YEAR/MAKE/MODEL/TYPER/COLOR VIN

2015 JAGUAR XF 4DR SD WHITE U51587

Date of Publication: February 23, 2024

Published: Intermountain Jewish News

#### NOTICE OF SALE

All individuals interested in the following-described vehicles are hereby notified that their vehicles are to be Bonded for Certificate of Title by **Justin Lee Shields**, 1105 E Caramillo St., Colorado Springs, CO 80903. Phone (270) 314-1810.

YEAR/MAKE/MODEL/TYPE VIN  
2003 HONDA CBR600RR MC 006749  
Date of Publication: February 23, 2024  
Published: Intermountain Jewish News

NOTICE OF SALE

All individuals interested in the following-described vehicles are hereby notified that their vehicles are to be sold at **BMW of Denver Downtown**, 1040 South Colorado Blvd., Denver, CO 80246. Phone (303) 759-4646.

YEAR/MAKE/MODEL/TYPE/COLOR VIN  
2014 BMW X1 4DR WG BLACK Y14926  
Date of Publication: February 23, 2024  
Published: Intermountain Jewish News

NOTICE OF SALE

All individuals interested in the following-described vehicles are hereby notified that their vehicles are to be sold at **Phil Long Ford Motor City**, 1212 Motor City Drive, Colorado Springs, CO 80905. Phone (719) 575-7440.

YEAR/MAKE/MODEL/TYPE/COLOR VIN  
2006 FORD F-150 PU GRAY B49141  
Date of Publication: February 23, 2024  
Published: Intermountain Jewish News

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

**District Court, Arapahoe County**

**Case No. 2023PR031202**

**In the Matter of the Estate of**

**BRIAN JAMES VIGIL, BRIAN J. VIGIL, A/K/A BRIAN VIGIL, Deceased.**

All persons having claims against the above-named estate are required to present them to the personal representative or to the ARAPAHOE COUNTY DISTRICT COURT STATE OF COLORADO 7325 South Potomac Street Centennial CO 80112 on or before four (4) months from the date of the first publication or the claims may be forever barred.

Wayne E. Vaden, Esq. (#21026)  
Sydney C. Merrell, Esq. (#57396)  
Attorneys for the Personal Representative  
CITY PARK LAW GROUP, LLC 12075 E. 45th Avenue, Suite 100-B  
Denver, CO 80239  
(303) 377-2933 Voice  
(303) 377-2834 Facsimile w.vaden@cityparklaw.com s.merrell@cityparklaw.com  
First Publication: February 9, 2024  
Second Publication: February 16, 2024  
Third Publication: February 23, 2024  
Published: Intermountain Jewish News

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

**Denver Probate Court**

**Case No. 23PR31426**

**In the Matter of the Estate of BEN KLEIN, 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 June 9, 2024 or the claims may be forever barred.

Sharron Klein  
Personal Representative  
c/o Mark H. Boscoe, Esq.  
Foster Graham Milstein & Calisher, LLP  
360 S. Garfield St., 6th Floor  
Denver, Colorado 80209  
Mark H. Boscoe, Esq. Atty. Reg. #: 11677  
Attorney for the Personal Representative  
Foster Graham Milstein & Calisher, LLP  
360 S. Garfield Street, 6th Floor  
Denver, Colorado 80209  
Phone Number: 303-333-9810  
E-mail: mboscoe@fostergraham.com  
FAX Number: 303-333-9786  
First Publication: February 9, 2024  
Second Publication: February 16, 2024

Third Publication: February 23, 2024

Published: Intermountain Jewish News

**PUBLIC NOTICE**

**DENVER NOTICE OF SALE** Public Trustee Sale No. 2023-000491 To Whom It May Concern: On 12/01/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: RONALD W. MARSHALL JR. A/K/A RONALD WAYNE MARSHALL, JR., AN UNMARRIED MAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR OCEANSIDE MORTGAGE COMPANY Current Holder of Evidence of Debt: OCEANSIDE MORTGAGE COMPANY Date of Deed of Trust (DOT): 10/27/2017 Recorded Date of DOT: 11/02/2017 Reception No. of DOT: 2017144318 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$280,560.00 Outstanding Principal Amount as of the date hereof: \$251,674.98 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 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: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 601 W 11TH AVE. UNIT 1102, DENVER, CO 80204

**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 April 4, 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: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 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 #: 46396 MARCELLO G ROJAS, 3600 SOUTH BEELER STREET, SUITE 330, DENVER, CO 80237 Phone #: (303) 353-2965 Attorney File #: CO230098

**EXHIBIT A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF CO AND IS DESCRIBED AS FOLLOWS:

UNIT 1102; PARKWAY CONDOMINIUMS I, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION FOR PARKWAY CONDOMINIUMS I RECORDED ON AUGUST 16, 2002 AT RECEPTION NO. 2002143096 AND THE CONDOMINIUM MAP FOR PARKWAY CONDOMINIUMS I RECORDED ON AUGUST 16, 2002 AT RECEPTION NO. 2002143097 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

TOGETHER WITH PARKING/GARAGE UNIT NO. P072 AND G017, PARKWAY CONDOMINIUMS I, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION FOR PARKWAY CONDOMINIUMS I RECORDED ON AUGUST 16, 2002 AT RECEPTION NO. 2002143096 AND AS SHOWN ON THE CONDOMINIUM MAP FOR PARKWAY CONDOMINIUMS I RECORDED ON AUGUST 16, 2002 AT RECEPTION NO. 2002143097, IN SAID RECORDS.

TOGETHER WITH BICYCLE STORAGE UNIT NO. B50, PARKWAY CONDOMINIUM I AMENDMENT NO. 2. IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION FOR PARKWAY CONDOMINIUMS I RECORDED ON AUGUST 16, 2002 AT RECEPTION NO. 2002143096 AND AS SHOWN ON THE CONDOMINIUM MAP FOR PARKWAY CONDOMINIUMS I, AMENDMENT 2 RECORDED ON DECEMBER 16, 2004 AT RECEPTION NO. 2004255464, IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**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.

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IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 1/26/2024 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

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000485 To Whom It May Concern: On 12/06/2023 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: ABASS YAYA BAMBA Original Beneficiary: DOMINION FINANCIAL SERVICES, LLC Current Holder of Evidence of Debt: DOMINION FINANCIAL SERVICES, LLC Date of Deed of Trust (DOT): 6/11/2019 Recorded Date of DOT: 6/13/2019 Reception No. of DOT: 2019075363 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$442,000.00 Outstanding Principal Amount as of the date hereof: \$442,000.00 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: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED, AS CURRENT HOLDER OF THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST, DECLARES THAT THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE YOUR REQUIRED INTEREST-ONLY PAYMENTS ON SAID INDEBTEDNESS WHEN THE SAME OR DUE AND OWING, AND THE LEGAL HOLDER OF THE INDEBTEDNESS HAS ACCELERATED THE SAME AND DECLARED THE SAME IMMEDIATELY FULLY DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 25 AND 26, BLOCK 11, SUN VALLEY SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 995 SOUTH LOCUST STREET, DENVER, CO 80224

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 4, 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: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 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: PEARSON & PARIS, P.C. Denver Registration #: 51276 KIRSTEN Z MYERS, 14142 DENVER WEST PARKWAY, SUITE 200, LAKEWOOD, CO 80401 Phone #: (303) 996-8610 Attorney File #: 995 SOUTH LOCUST STREET

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.**  
**District Court, Arapahoe County**  
**Case No. 2023PR31172**

**In the Matter of the Estate of  
JOHN L. CURZON, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to District Court of Arapahoe County, Colorado on or before June 9, 2024 or the claims may be forever barred.

BONNIE BELUE

Personal Representative

9 Canon Drive

Greenwood Village, Colorado 80111

MARTIN J. PLANK, Esq. Atty. Reg. #: 19928

Attorney for the Personal Representative

Martin J. Plank, P.C.

3900 E. Mexico Avenue, #1300

Denver, Colorado 80210

Phone Number: (303) 584-0990

E-mail: [mplank@martinplankpc.com](mailto:mplank@martinplankpc.com)

First Publication: February 9, 2024

Second Publication: February 16, 2024

Third Publication: February 23, 2024

Published: Intermountain Jewish News

DENVER PROBATE COURT

STATE OF COLORADO

1437 BANNOCK STREET

DENVER, CO 80202

In the Matter of the Estate of:

DAVID CARL POLSON,

Deceased.

Case Number: 2024PR30004

NOTICE OF HEARING WITHOUT APPEARANCE BY PUBLICATION TO INTERESTED PERSONS AND CHILDREN OF THE DECEDENT

\*\*\*\*\* Attendance at this hearing is not required or expected. \*\*\*\*\*

**NOTICE OF HEARING WITHOUT APPEARANCE BY PUBLICATION TO INTERESTED PERSONS AND  
CHILDREN OF THE DECEDENT  
ESTATE OF WILLIAM OMAR CASH, Deceased:**

**Case No. 2022PR31225**

**To all interested persons and children of Decedent:**

• **Mark Polson (Son)**

• **Russell Polson (Son)**

A petition has been filed stating that the above decedent died leaving the following property: **2631 Perry Street Denver, Colorado 80212.**

Description of Property: L 38 & N 1/2 L 37 BLK 4 MCGILLS SUB

Location of Property: Denver, Colorado

The hearing without appearance on the petition will be held at the following time and location:

\*\*\*\*\* Attendance at this hearing is not required or expected. \*\*\*\*\*

**Date: March 8, 2024 Time: 8:00**

**Courtroom or Division: 3**

**Address: 1437 Bannock Street Denver, CO 80202**

**Note:**

Any interested person wishing to object to the petition must file a specific written objection with the court on or before the hearing and must furnish a copy of the objection to the person requesting the court order and the personal representative. JDF 722 (Objection form) is available on the Colorado Judicial Branch website ([www.courts.state.co.us](http://www.courts.state.co.us)). If no objection is filed, the court may take action on the petition without further notice or hearing. If any objection is filed, the objecting party must, within 14 days after filing the objection, contact the court to set the objection for an appearance hearing. Failure to timely set the objection for an appearance hearing as required will result in further action as the court deems appropriate.

Actual distribution of estate assets normally does not occur at the hearing.

Attorneys for the Petitioner:

Wayne E. Vaden, Esq. (#21026)

Sydney C. Merrell, Esq. (#57396)

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B

Denver, CO 80239

(303) 377-2933 Voice

(303) 377-2834 Facsimile

[w.vaden@cityparklaw.com](mailto:w.vaden@cityparklaw.com)

[s.merrell@cityparklaw.com](mailto:s.merrell@cityparklaw.com)

First Publication: February 9, 2024

Second Publication: February 16, 2024

Third Publication: February 23, 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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000505 To Whom It May Concern: On 12/12/2023 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: SUZANNE TODD Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GMAC MORTGAGE, LLC F/K/A GMAC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QS1 Date of Deed of Trust (DOT): 11/20/2006 Recorded Date of DOT: 12/05/2006 Reception No. of DOT: 2006193117 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$322,000.00 Outstanding Principal Amount as of the date hereof: \$365,839.14 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED 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 345 ACOMA STREET, DENVER, CO 80223

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 11, 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: 2/16/2024 Last Publication: 3/15/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/06/2024 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 #: 22-027590

**LEGAL DESCRIPTION**

LOT 16, BLOCK 8, BROADWAY TERRACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO, EXCEPT A TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID LOT 16; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 16, 10.00 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 16, 56.22 FEET; THENCE NORTHEASTERLY 16.23 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 16, SAID POINT BEING 69.00 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID LOT 16; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 16, 69.00 FEET TO THE POINT OF BEGINNING, BLOCK 8, BROADWAY TERRACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000501 To Whom It May Concern: On 12/11/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: WILLIAM MARTIN POWERS Original Beneficiary: ZB, N.A. DBA VECTRA BANK COLORADO Current Holder of Evidence of Debt: ZIONS BANCORPORATION, N.A. DBA VECTRA BANK COLORADO FKA ZB, N.A. DBA VECTRA BANK COLORADO Date of Deed of Trust (DOT): 4/12/2017 Recorded Date of DOT: 4/28/2017 Reception No. of DOT: 2017056433 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$39,560.00 Outstanding Principal Amount as of the date hereof: \$38,046.03 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: LOTS 7 AND 8, BLOCK 20, STEBBINS HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1330 S. CORONA STREET, DENVER, CO 80210 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 11, 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: 2/16/2024 Last Publication: 3/15/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/06/2024 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: OVERTURF, MCGATH & HULL, P.C. Denver Registration #: 32660 JASON P RIETZ, 625 EAST 16TH AVENUE SUITE 100, HUDDART TERRACE, DENVER, CO 80203 Attorney File #: 8906

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. 2023-000489 To Whom It May Concern: On 12/05/2023 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: EMILY CARPER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: J.P. MORGAN MORTGAGE ACQUISITION CORP. Date of Deed of Trust (DOT): 3/22/2019 Recorded Date of DOT: 3/27/2019 Reception No. of DOT: 2019034912\*\* DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$184,300.00 Outstanding Principal Amount as of the date hereof: \$176,343.77 Pursuant to C.R.S. §38-38-101 (4) (i), you are

hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 4980 E DONALD AVE 17, DENVER, CO 80222

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 4, 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: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 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 #: CO10171

2023-000489

EXHIBIT "A"

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

PARCEL I:

AN UNDIVIDED 1/16 INTEREST IN AND TO LOTS 2 AND 3, BLOCK 2, WANLESS SUBDIVISION SECOND FILING, AND IN THE WEST 15 FEET OF VACATED SOUTH ELM STREET ADJACENT TO SAID LOT 3, AND IN AND TO THE APARTMENT BUILDING, EQUIPMENT THEREIN INSTALLED AND APPURTENANT THERETO LOCATED THEREON, SUBJECT TO EASEMENTS OF RECORD.

PARCEL II:

ALL OF THE SPACE OF AREA WHICH LIES BETWEEN THE CEILING, WALLS AND FLOOR OF APARTMENT NO. 17 WHOSE STREET ADDRESS IS 4980 EAST DONALD AVENUE, NOW CONSTRUCTED ON THE PREMISES IN PARCEL I, WHICH BUILDING IS LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN THEREOF FILED OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THE 8TH DAY OF MARCH, 1963 IN BOOK 1413 AT PAGE 496.

TOGETHER WITH:

1. THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING STALL NO'S 17A AND 17B AND TO THE RIGHT TO USE BALCONY NO'S 16 AND 17 IN CONJUNCTION EXCLUSIVELY WITH THE OWNERS OF UNIT NO. 16, BOTH OF WHICH ARE LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN REFERRED TO ABOVE.
2. THE EXCLUSIVE RIGHT TO USE AIR CONTITIONERS OR OTHER APPLIANCES WHICH PROJECT BEYOND THE SPACE OR AREA ABOVE DESCRIBED AND CONTIGUOUS THERETO.
3. A RIGHT OF WAY IN COMMON WITH OTHERS, FOR INGRESS AND EGRESS TO AND FROM THE PROPERTY ABOVE DESCRIBED.
4. THE RIGHT TO USE THE STAIRS, HALLS, PASSAGE WAYS AND OTHER COMMON AREAS IN COMMON WITH OTHER OWNERS OF SPACES OR AREAS IN THE APARTMENT BUILDING CONSTRUCTED ON THE ABOVE DESCRIBED PREMISES, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES.

ALL OF THE FOREGOING BEING DESCRIBED FOR CONVENIENT REFERENCE AS UNIT NO. 17A, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DECLARATION BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW RECORDED ON MARCH 8, 1963 IN BOOK 1413 AT PAGE 489 (AR), AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED NOVEMBER 29, 2000 AT RECEPTION NO. 2000173502, AMENDMENT RECORDED DECEMBER 1, 2000 AT RECEPTION NO. B0156269, AMENDED RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED SEPTEMBER 8, 2010 AT RECEPTION NO. 2010100938, AND AMENDED RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED JANUARY 21, 2011 AT RECEPTION NO. 2011008432, AND ANY AND ALL AMENDMENTS AND OR SUPPLEMENTS THERETO.

THE IMPROVEMENTS THEREON BEING KNOWN AS 4980 EAST DONALD AVENUE UNIT 17, DENVER, COLORADO-80222.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000509 To Whom It May Concern: On 12/12/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DAVID LEE SALAZAR and ARTA BELEN VIGIL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITYWIDE HOME LOANS, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 2/22/2017 Recorded Date of DOT: 2/23/2017 Reception No. of DOT: 2017026038 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$358,308.00 Outstanding Principal Amount as of the date hereof: \$336,210.98 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 3, BLOCK 9, GREEN VALLEY RANCH FILING NO. 62, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 19132 EAST 55TH 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 April 11, 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: 2/16/2024 Last Publication: 3/15/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/06/2024 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 #: 22-027719

#### 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. 2023-000481 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. 2023-000500 To Whom It May Concern: On 12/07/2023 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: KATE BELL SALAZAR and JOE SAM SALAZAR Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR FIRST NLC FINANCIAL SERVICES, LLC, DBA THE LENDING CENTER, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 3/06/2006 Recorded Date of DOT: 5/03/2006 Reception No. of DOT: 2006069393 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$211,650.00 Outstanding Principal Amount as of the date hereof: \$158,595.83 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 11 BLOCK 10, MONTBELLO NO. 35, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 5293 DURHAM COURT, DENVER, COLORADO 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 April 4, 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: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 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-23-970154-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000502 To Whom It May Concern: On 12/08/2023 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: CHRISTINA RENEE MAU Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR UNION HOME MORTGAGE CORP. Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE, LLC Date of Deed of Trust (DOT): 12/05/2016 Recorded Date of DOT: 12/08/2016 Reception No. of DOT: 2016171905 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$319,113.00 Outstanding Principal Amount as of the date hereof: \$275,196.36 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 22, BLOCK 12, HARVEY PARK ADDITION, FILING NO. 14, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 2867 S OSCEOLA ST, DENVER, CO 80236

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 4, 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: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 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 #: 23CO00233-2

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

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000490 To Whom It May Concern: On 12/01/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: TERRI M WINDLEY and JON M. WINDLEY Original Beneficiary: MORGAN STANLEY DEAN WITTER CREDIT CORPORATION Current Holder of Evidence of Debt: HSBC BANK USA, AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2004-2AR, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-2AR Date of Deed of Trust (DOT): 8/22/2003 Recorded Date of DOT: 9/10/2003 Reception No. of DOT: 2003191895 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$560,000.00 Outstanding Principal Amount as of the date hereof: \$281,904.44 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 16, 17 AND 18, BLOCK 42, PORTER AND RAYMOND'S MONTCLAIR, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 6375 EAST 6TH AVENUE, DENVER, CO 80220-5311

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 April 4, 2024, Online at <https://www.denver.realestateclose.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.realestateclose.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: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 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 #: 00000009955329

#### 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.realestateclose.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. 2023-000521 To Whom It May Concern: On 12/19/2023 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: BENNIE L. WILLIAMS Original Beneficiary: WESTERRA CREDIT UNION Current Holder of Evidence of Debt: WESTERRA CREDIT UNION Date of Deed of Trust (DOT): 12/21/2021 Recorded Date of DOT: 12/30/2021 Reception No. of DOT: 2021236649 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$336,000.00 Outstanding Principal Amount as of the date hereof: \$237,885.27 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: A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST AS FOLLOWS: FAILURE TO PAY INSTALLMENTS OF PRINCIPAL AND INTEREST, TOGETHER WITH OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 19, BLOCK 7, VIRGINIA VILLAGE FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1485 S. JASMINE WAY, DENVER, COLORADO 80224

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 18, 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: 2/23/2024 Last Publication: 3/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/13/2024 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: BROWN DUNNING WALKER FEIN DRUSCH PC Denver Registration #: 10181 NEAL K DUNNING, BROWN DUNNING WALKER FEIN DRUSCH PC, 7995 E PRENTICE AVE, STE 101E, GREENWOOD VILLAGE, CO 80111 Phone #: (303) 329-3363 Attorney File #: 3085-180

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000519 To Whom It May Concern: On 12/19/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000519 To Whom It May Concern: On 12/19/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: STEVEN ROBERT LOTT Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR FIRST HORIZON HOME LOAN CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE Date of Deed of Trust (DOT): 3/29/2007 Recorded Date of DOT: 4/05/2007 Reception No. of DOT: 2007054382 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$398,000.00 Outstanding Principal Amount as of the date hereof: \$254,257.46 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: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 3225 BLAKE STREET UNIT 24, DENVER, COLORADO 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 April 18, 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 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: 2/23/2024 Last Publication: 3/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/13/2024 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-23-971668-LL

EXHIBIT A

PARCEL 1:

BUILDING NO. 3225, CONDOMINIUM UNIT 24, FIRE CLAY LOFTS CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED SEPTEMBER 14, 2001 AT RECEPTION NO. 2001154463, AS AMENDED OCTOBER 18, 2001, UNDER RECEPTION NO. 2001177425, AND THE DECLARATION RECORDED SEPTEMBER 14, 2001 AT RECEPTION NO. 2001154462, AMENDED, IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, INCLUDING THE EXCLUSIVE RIGHT TO USE LCE PARKING SPACE NO. 61, AS DEFINED BY THE DECLARATION AND DEPICTED ON THE MAP, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 2:

PARKING UNIT NO. 54, FIRE CLAY LOFTS CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED SEPTEMBER 14, 2001 AT RECEPTION NO. 2001154463, AS AMENDED OCTOBER 18, 2001, UNDER RECEPTION NO. 2001177425, AND THE DECLARATION RECORDED SEPTEMBER 14, 2001 AT RECEPTION NO. 2001154462, AMENDED, IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, AS AMENDED FROM TIME TO TIME, 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 **J's TOWING LIMITED,**. Abandoned vehicle sale: Address: 47855 E. 88th Ave., Bennett, CO 80102. Phone: 720-435-8467.

YEAR/MAKE/MODEL	VIN
2013 Kia Sportage-Gray	582509
Date of Publication: February 23, 2024	
Published: Intermountain Jewish News	

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000516 To Whom It May Concern: On 12/15/2023 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: PHILIP J. LOVISON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LAND HOME FINANCIAL SERVICES, INC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 5/07/2015 Recorded Date of DOT: 5/13/2015 Reception No. of DOT: 2015061423 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$397,842.00 Outstanding Principal Amount as of the date hereof: \$340,546.67 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: THAT PART OF PLOT 4, BLOCK 5, RESUBDIVISION OF LAKERIDGE, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH CORNER OF SAID PLOT THENCE NORTHEASTERLY TO THE NORTHEAST CORNER; THENCE NORTHWESTERLY ALONG THE NORTH LINE NINETY (90) FEET; THENCE SOUTHWESTERLY PARALLEL TO THE SOUTHEASTERLY LINE TO THE SOUTH LINE; THENCE SOUTHEASTERLY NINETY (90) FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4495 WEST LAKERIDGE ROAD, DENVER, CO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 18, 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: 2/23/2024 Last Publication: 3/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/13/2024 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 #: CO22512

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000522 To Whom It May Concern: On 12/20/2023 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: GINA L. FENG Original Beneficiary: FIRSTBANK Current Holder of Evidence of Debt: FIRSTBANK Date of Deed of Trust (DOT): 7/30/2015 Recorded Date of DOT: 8/14/2015 Reception No. of DOT: 2015113431 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$63,181.61 Outstanding Principal Amount as of the date hereof: \$17,044.00 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 COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED IS OR ARE AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR BY THE DEED OF TRUST AND RELATED LOAN DOCUMENTS, AND OTHER VIOLATIONS OF THE NOTE 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 12, BLOCK 1, OVERLOOK AT PARK HILL, FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3563 DEXTER STREET, DENVER, CO 80207

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 18, 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: 2/23/2024 Last Publication: 3/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/13/2024 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: LEWIS ROCA ROTHGERBER CHRISTIE LLP Denver Registration #: 40449 TREVOR G BARTEL, 1601 19TH STREET, SUITE 1000, DENVER, CO 80202 Phone #: 303-623-9000 Fax #: 303-623-9222 Attorney File #: 307918-00094

#### PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 23C01387

Division: Civil, Courtroom: 100

Public Notice is given on February 2, 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 SALLY RAE KNUDSEN be changed to SALLY RAE.

First Publication: February 16, 2024

Second Publication: February 23, 2024

Third Publication: March 1, 2024

Published: Intermountain Jewish News

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000494 To Whom It May Concern: On 12/01/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SIDEHILL, LLC Original Beneficiary: INDICATE CAPITAL REIT, LLC Current Holder of Evidence of Debt: INDICATE CAPITAL REIT, LLC Date of Deed of Trust (DOT): 8/16/2022 Recorded Date of DOT: 6/01/2023 Reception No. of DOT: 2023049351 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$314,500.00 Outstanding Principal Amount as of the date hereof: \$314,500.00 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 COVENANTS THAT WERE VIOLATED UNDER THE DEBT, THE DEED OF TRUST, OR BOTH, ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED ARE AS FOLLOWS: FAILURE TO PAY



PRINCIPAL AND INTEREST WHEN DUE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 13, AND 14, BLOCK 32, VILLA PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 840 LINLEY COURT, DENVER, CO 80204

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 April 4, 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: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 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: BURNS WALL AND MUELLER PC Denver Registration #: 12217 ROBERT T. COSGROVE, BURNS, WALL AND MUELLER, P.C., 303 EAST 17TH AVENUE, SUITE 920, DENVER, COLORADO 80203-1299 Phone #: 303-830-7000 Attorney File #: 840 LINLEY COURT

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000492 To Whom It May Concern: On 12/01/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SUSAN M. ORTIZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CATALYST LENDING, INC. Current Holder of Evidence of Debt: PENNYMAC LOAN SERVICES, LLC Date of Deed of Trust (DOT): 3/14/2016 Recorded Date of DOT: 3/17/2016 Reception No. of DOT: 2016034366 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$181,550.00 Outstanding Principal Amount as of the date hereof: \$155,547.65 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 5, BLOCK 2, WULFEKUHLS SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4664 CLAYTON 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 April 4, 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: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 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 #: 00000009966235

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

**District Court, Douglas County**

**Case No. 2023PR30565**

**In the Matter of the Estate of**

**DYLAN THOMAS FORD a/k/a DYLAN FORD, 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 Douglas, County, Colorado on or before June 16, 2024, or the claims may be forever barred.

BRADLEY J. FRIGON, Esq. #27883

Attorney for the Personal Representative

*Intermountain Jewish News*

Legal Notices, February 23, 2024

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

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

Law Office of Bradley J. Frigon, LLC

PO Box 271621

Littleton, CO 80127

(720) 200-4025

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

**Denver Probate Court**

**Case No. 2023PR31567**

**In the Matter of the Estate of**

**RICHARD GOLDSTONE A/K/A RICK**

**GOLDSTONE A/K/A RICK LEE GOLDSTONE, 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 June 9, 2024 or the claims may be forever barred.

Robert Goldstone

Personal Representative

c/o Larry M. Snyder, Esq.

650 South Cherry Street, Suite 1000

Denver, CO 80246-1812

Larry M. Snyder, Esq., Atty. Reg. #: 7667

Attorney for the Personal Representative

650 South Cherry Street, Suite 1000

Denver, CO 80246-1812

Phone Number: (303)321-0800

E-mail: [lmsnyder@firstavelaw.com](mailto:lmsnyder@firstavelaw.com)

FAX Number: (303) 468-6039

First Publication: February 9, 2024

Second Publication: February 16, 2024

Third Publication: February 23, 2024

Published: Intermountain Jewish News

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

**District Court, Adams County**

**Case Number: 2023PR30920, Division: PR**

**NOTICE TO CREDITORS**

**In the Matter of the Estate of**

**PAMELA SUE LARINGTON, 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 Adams, County, Colorado or on or before June 16, 2024, or the claims may be forever barred.

tabitha myers

Personal Representative

c/o John Ferguson,

1999 Broadway Ste 770

Denver CO 80202

John A.M. Ferguson Jr. #53263

Attorney for TABITHA MYERS

John Ferguson PLC

1999 Broadway Ste 770

Denver Co 80202

720-593-9202

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

First Publication: February 16, 2024

Second Publication: February 23, 2024

Third Publication: March 1, 2024

Published: Intermountain Jewish News

**PUBLIC NOTICE**

**DENVER NOTICE OF SALE** Public Trustee Sale No. 2023-000504 To Whom It May Concern: On 12/11/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: 2345 SOUTH DELAWARE, LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: MONTEGRA CAPITAL RESOURCES, LTD., A COLORADO CORPORATION Current Holder of Evidence of Debt: MONTEGRA CAPITAL RESOURCES, LTD., A COLORADO CORPORATION Date of Deed of Trust (DOT): 5/31/2017 Recorded Date of DOT: 6/01/2017 Reception No. of DOT: 2017071456 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$690,000.00 Outstanding Principal Amount as of the date hereof: \$690,000.00 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: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 2345 S. DELAWARE STREET, DENVER, COLORADO 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 April 11, 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: 2/16/2024 Last Publication: 3/15/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/06/2024 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: LAFF GORDON BENNET LOGAN PC Denver Registration #: 15431 EMILY JANE BENNETT, 3200 EAST CHERRY CREEK DRIVE SOUTH, SUITE 200, DENVER, CO 80209-3245 Phone #: 303-740-7200 Attorney File #: 2345 S. DELAWARE STREET

EXHIBIT A

Legal Description

LOTS 35 THROUGH 39, INCLUSIVE, AND THE NORTH 9.65 FEET OF LOT 34, AND THE EAST 9.0 FEET OF THE NORTH 9.65 FEET OF LOT 15, AND THE EAST 9 FEET OF LOTS 10 THROUGH 14, INCLUSIVE, ALL IN BLOCK 4, BREENLOW SUBDIVISION TO SOUTH DENVER, AND ALL OF THE VACATED ALLEY ADJOINING THERETO, CITY AND COUNTY OF DENVER, STATE OF COLORADO also known as 2345 S. Delaware Street, Denver, Colorado 80223

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: 02/23/2024:

STOCK	YEAR	MAKE/MODEL	VIN
328063	2010	BMW 550 GT	208372
327207	2004	Cadillac Escalade	326008
327961	1993	Cadillac Deville	242846
327539	2008	Chevy Uplander	199220
328068	2005	Ford Escape	C92411
328074	2008	Ford Fusion	247016
328214	2002	GMC Sonoma	186084
327957	2001	GMC Yukon	286467
327981	2002	Honda CR-V	068322
327336	1997	Honda Civic	037684
327404	2005	Hyundai Sante Fe	006927
328082	2007	Hyundai Accent	121621
327727	2019	Mercedes Benz	020722
327979	2002	Nissan Xterra	581415
327534	2001	Pontiac Montana	103715
327976	1999	Saab 9.3	002244
328217	2007	Saturn Ion	175912
327706	2010	Subaru Forester	907743
327324	1991	Volvo 740	502086

Date of Publication: February 23, 2024

Published: Intermountain Jewish News

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

District Court, Adams County

Case Number: 2023PR30930

NOTICE TO CREDITORS

In the Matter of the Estate of

justin allen myers, 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 Adams, County, Colorado or on or before June 16, 2024, or the claims may be forever barred.

RITCHIE MYERS  
Personal Representative  
c/o John Ferguson,  
1999 Broadway Ste 770  
Denver CO 80202

John A.M. Ferguson Jr. #53263  
Attorney for RITCHIE MYERS  
John Ferguson PLC  
1999 Broadway Ste 770  
Denver Co 80202  
720-593-9202  
john@johnfergusonplc.com  
First Publication: February 16, 2024  
Second Publication: February 23, 2024  
Third Publication: March 1, 2024  
Published: Intermountain Jewish News

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000503 To Whom It May Concern: On 12/08/2023 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: GREGORY DURAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC. Current Holder of Evidence of Debt: PENNYMAC LOAN SERVICES, LLC Date of Deed of Trust (DOT): 11/24/2020 Recorded Date of DOT: 11/25/2020 Reception No. of DOT: 2020197094 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$326,968.00 Outstanding Principal Amount as of the date hereof: \$310,113.87 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 9111 E MANSFIELD AVE, 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 April 11, 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: 2/16/2024 Last Publication: 3/15/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/06/2024 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 #: 23CO00519-1

#### Exhibit A

An undivided 1/207 interest in Cherry Creek Townhouses, according to the plat thereof recorded February, 24, 1966 in Condominium Plat Book 1 at Page 37 In the Office of the Clerk and Recorder of the City and County of Denver, Colorado, except any air space above such property other than that specifically conveyed herein,

Also

All of that space or area which lies within the inside walls, First Floor and Ceiling of the Second Floor of Condominium Unit No. 84, Building No. 15, as shown on the "Amended Condominium Plat" of Cherry Creek Townhouse Corp., recorded February 24, 1966 in the Office of the Clerk and Recorder of the City and County of Denver, Colorado, hereinafter referred to as the "Amended Condominium Plat," together with everything now or hereafter located in said area: Also

An Undivided 1/17th interest in and to Building No. 15, as shown on the "Amended Condominium Plat."

Together with:

- 1) The Exclusive Right to use and occupy Patio Area No. 84P, as shown on the "Amended Condominium Plat" together with the right to use the Air Space over such area,
- 2) The Exclusive Right to use and occupy Carport No. 84C as shown on the "Amended Condominium Plat,"
- 3) The Exclusive Right to use and occupy air space in the Attic of Condominium Unit No. 84 of Building No. 15, as shown on the "Amended Condominium Plat,"
- 4) The right to use common elements In common with others,

City and County of Denver, State of Colorado.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000496 To Whom It May Concern: On 12/01/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JARED T. ARCHIBALD Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR HOME MORTGAGE ALLIANCE, LLC Current Holder of Evidence of Debt: MATRIX FINANCIAL SERVICES CORPORATION Date of Deed of Trust (DOT): 6/09/2017 Recorded Date of DOT: 6/12/2017 Reception No. of DOT: 2017076665 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$110,200.00 Outstanding Principal Amount as of the date hereof: \$116,945.95 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO 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: UNIT 10, BUILDING 5, HAMPDEN COURT CONDOMINIUMS, AS SHOWN ON THE CONDOMINIUM MAP RECORDED IN BOOK 8 OF MAPS, PAGES 46 TO 52, AND SUBJECT TO THE DECLARATION FOR HAMPDEN COURT CONDOMINIUMS RECORDED IN BOOK 1762 AT PAGE 55, AND AS AMENDED BY INSTRUMENT RECORDED IN BOOK 1775 AT PAGE 188, AND AS AMENDED BY INSTRUMENT RECORDED IN BOOK 1784 AT PAGE 485, CITY AND COUNTY OF DENVER, Which has the address of 9220 E GIRARD AVE. UNIT 10, DENVER, CO 80231

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 April 4, 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: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 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 #: 46396 MARCELLO G ROJAS, 3600 SOUTH BEELER STREET, SUITE 330, DENVER, CO 80237 Phone #: (303) 353-2965 Attorney File #: CO230127

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000497 To Whom It May Concern: On 12/04/2023 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: LYSA M MOSLEY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 3/25/2019 Recorded Date of DOT: 3/27/2019 Reception No. of DOT: 2019034489 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$174,115.00 Outstanding Principal Amount as of the date hereof: \$162,979.88 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 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 7935 E 21ST AVE, DENVER, CO 80238

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 4, 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: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 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 #: 23-031382

**LEGAL DESCRIPTION**

That part of Lot 15, Block 2, Stapleton Filing No. 22, recorded October 26, 2007 at Reception No. 2007167073, now known as:

Unit 7935, 21st Avenue Townhomes, according to the Land Survey Plat - Party Wall Survey, recorded November 7, 2018 at Reception No. 2018144149 and as defined and described in the Declaration of Covenants, Conditions and Restriction for 21st Avenue Townhomes Homeowners Association, recorded November 7, 2018 at Reception No. 2018144161, together with any supplements thereto, 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 No. 2023PR669, Division: 3**

**In the Matter of the Estate of**

**LOIS ANN RICH a/k/a LOIS A. RICH a/k/a**

**LOIS RICH, 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 June 17, 2024 or the claims may be forever barred.

SCOTT GELMAN

Personal Representative

9924 E. Berry Drive

Greenwood Village, CO80111

First Publication: February 9, 2024

Second Publication: February 16, 2024

Third Publication: February 23, 2024

Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000508 To Whom It May Concern: On 12/13/2023 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: ROBERT M. ALARID Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 1/04/2016 Recorded Date of DOT: 2/09/2016 Reception No. of DOT: 2016015748 DOT Recorded in Denver County.

Original Principal Amount of Evidence of Debt: \$60,800.00 Outstanding Principal Amount as of the date hereof: \$59,813.41 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 25 AND THE N1/2 OF LOT 24, EXCEPT THE REAR 6 FEET OF SAID LOTS, BLOCK 215, CAPITOL AVENUE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1317 MONROE ST, DENVER, CO 80206-2706

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 April 11, 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: 2/16/2024 Last Publication: 3/15/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/06/2024 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 #:

59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000009965674

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000498 To Whom It May Concern: On 12/06/2023 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: JEREMY ENNO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR QUICKEN LOANS, LLC Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC Date of Deed of Trust (DOT): 7/09/2021 Recorded Date of DOT: 7/14/2021 Reception No. of DOT: 2021132921 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$426,000.00 Outstanding Principal Amount as of the date hereof: \$409,820.88 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 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 28, BLOCK 1, GREEN VALLEY RANCH FILING NO. 35, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4876 PERTH ST, DENVER, CO 80249-8219

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 April 4, 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: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 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 #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000009963869

#### NOTICE OF SALE

All individuals interested in the following-described vehicles are hereby notified that their vehicles are to be sold at **Shortline Automotive, Inc.**, 301 South Havana, Aurora, CO 80012. Phone (303) 751-3400.

YEAR/MAKE/MODEL/TYPER/COLOR VIN  
2011 LEXUS HS 250H 4DR SD RED 046938

Date of Publication: February 23, 2024

Published: Intermountain Jewish News

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000510 To Whom It May Concern: On 12/13/2023 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: ASHLEY V ESPARSEN-GARCIA and PETER J RODRIGUEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 11/18/2020 Recorded Date of DOT: 12/03/2020 Reception No. of DOT: 2020202519 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$356,425.00 Outstanding Principal Amount as of the date hereof: \$337,434.17 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 22, BLOCK 11, GREEN VALLEY RANCH FILING NO. 37, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 18753 E 51ST 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 April 11, 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: 2/16/2024 Last Publication: 3/15/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/06/2024 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 #: 22-027896

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000511 To Whom It May Concern: On 12/13/2023 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: RUBEN LEROY GOMEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS BENEFICIARY, AS NOMINEE FOR ROYAL PACIFIC FUNDING CORP. Current Holder of Evidence of Debt: ROYAL PACIFIC FUNDING CORPORATION Date of Deed of Trust (DOT): 12/14/2020 Recorded Date of DOT: 12/15/2020 Reception No. of DOT: 2020211169 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$232,000.00 Outstanding Principal Amount as of the date hereof: \$222,673.73 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 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 31 AND LOT 32, BLOCK 42, SOUTH DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2771 W 1ST AVE, DENVER, CO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 11, 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: 2/16/2024 Last Publication: 3/15/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/06/2024 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 #: 23-CO00182-1

#### NOTICE OF SALE

All individuals interested in the following-described vehicles are hereby notified that their vehicles are to be sold at **Groove Toyota**, 5460 South Broadway, Englewood, CO 80113. Phone (303) 739-6555.

YEAR/MAKE/MODEL/TYPE/COLOR VIN

2017 TOYOTA COROLLA IM 4DR HB BLACK 541504

Date of Publication: February 23, 2024

Published: Intermountain Jewish News

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000493 To Whom It May Concern: On 12/01/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CHRISTINE P. CARDINELL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR REVERSE MORTGAGE FUNDING LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC Date of Deed of Trust (DOT): 12/13/2018 Recorded Date of DOT: 12/18/2018 Reception No. of DOT: 2018160227 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$472,500.00 Outstanding Principal Amount as of the date hereof: \$147,732.65 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: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1020 15TH STREET UNIT 10A, 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 April 4, 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: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 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 #: 23-031297

#### LEGAL DESCRIPTION

Unit 10-A and Parking Unit P423, 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 Tower Residences, a Condominium, City and County of Denver, Colorado recorded on May 23, 1995, as Reception No. 9500059593, First Amendment thereto recorded June 26, 1995 at Reception No. 9500073943, Second Amendment thereto recorded June 6, 1996 at Reception No. 9600084431, and Fourth Amendment thereto recorded January 27, 1997 at Reception No. 9700010073 and Fifth Amendment thereto recorded May 8, 1997 at Reception No. 9700058225, and Sixth Amendment thereto recorded July 18, 1997 at Reception No. 9700093275, and the Amended Map recorded on May 23, 1995 at Reception No. 9500059592,. First Amendment to the Map recorded June 6, 1996 at Reception No. 9600077692 and Second Amendment to the Map recorded June 19, 1996 at Reception No. 9600084430 and Third Amendment to the Map recorded January 27, 1997 at Reception No. 9700010074 and Fourth Amendment to the Map recorded May 8, 1997 at Reception No. 9780058226 and Fifth Amendment to the Map recorded July 18, 1997 at Reception No. 9700093276, City and County of Denver, Colorado records, City and County of Denver, State of Colorado.

#### DISTRICT COURT, DENVER COUNTY, COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

**Plaintiff:** BRANDY CHASE AT EASTMOOR PARK ASSOCIATION, INC., a Colorado non-profit corporation

**Defendants:** VANESSA FELIX; COLORADO HOUSING AND FINANCE AUTHORITY; PAUL D. LOPEZ AS PUBLIC TRUSTEE FOR DENVER COUNTY; STEVE ELLINGTON AS TREASURER FOR DENVER COUNTY; UNKNOWN TENANT(S) IN POSSESSION

Case Number:

2023CV032423

#### SHERIFF'S NOTICE OF SALE

Under a Judgment and Decree of Foreclosure entered on November 8, 2023 in the above- captioned action, I am ordered to sell certain real property as follows:

Original Lientee Vanessa Felix

Original Lienor Brandy Chase at Eastmoor Park Association, Inc.

Current Holder of the evidence of debt Brandy Chase at Eastmoor Park Association, Inc.

Date of Lien being foreclosed January 24, 2021

Date of Recording of Lien being foreclosed January 26, 2021

County of Recording Denver

Recording Information 2021013585

Original Principal Balance of the secured indebtedness \$2,198.36

Outstanding Principal Balance of the secured indebtedness as of the date hereof \$19,874.97

Amount of Judgment entered November 8, 2023 \$18,761.97

Description of property to be foreclosed:

Condominium Unit No. 102, Building No. L, Brandy Chase at Eastmoor Park, in accordance with the Declaration recorded on March 28, 1979 in Book 1878 at Page 367 and Condominium Map recorded on March 28, 1979 in Map Book 11 at Page 20 and Supplement recorded August 13, 1979 in Book 13 at Page 14 of the Denver County records, Together with the exclusive right to use the following Limited Common Elements: Parking Space N/A, City and County of Denver, State of Colorado. Also known as: 4400 S. Quebec Street, #L102, Denver, CO 80237.

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



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

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

**NOTICE OF SALE**

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10:00 o'clock A.M., on April 18, 2024, at the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, CO 80202, sell to the highest and best bidder, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law. Bidders are required to have cash or certified funds to cover the highest bid by noon on the day of the sale. Certified funds are payable to the Denver County Sheriff's Office.

**NOTICE OF RIGHTS**

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

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

Wendy E. Weigler #28419  
Winzenburg, Leff, Purvis & Payne, LLP  
8020 Shaffer Parkway, Suite 300  
Littleton, CO 80127  
303-863-1870

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

Date: January 25, 2024.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Roy Line

Attorneys for Plaintiff:

WINZENBURG, LEFF, PURVIS & PAYNE, LLP

Wendy E. Weigler #28419

Address: 8020 Shaffer Parkway, Suite 300,

Littleton, CO 80127

Phone Number: (303) 863-1870

[wweigler@wplplaw.com](mailto:wweigler@wplplaw.com)

First Publication: February 23, 2024

Last Publication: March 22, 2024

Name of Publication: Intermountain Jewish News

**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:**

<b>YEAR/MAKE/MODEL</b>	<b>VIN</b>
1982 Yamaha MC	005807
2002 Subaru Outback	642199
1990 Cadillac Deville	365321
2008 Hino 258A	551396

Date of Publication: February 23, 2024

Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000515 To Whom It May Concern: On 12/15/2023 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: IRENE LOUISE LINGUIST and JOHN CHARLES LINGUIST Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 12/28/2016 Recorded Date of DOT: 1/06/2017 Reception No. of DOT: 2017002022 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$261,000.00 Outstanding Principal Amount as of the date hereof: \$230,418.09 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 9, BLOCK 12, HUTCHINSON HILLS FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 8097 EAST LEHIGH DRIVE, DENVER, COLORADO 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 April 18, 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: 2/23/2024 Last Publication: 3/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/13/2024 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-23-971765-LL

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000513 To Whom It May Concern: On 12/15/2023 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: DORIS M. BYRD and THOMAS H. BYRD, JR. Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CITIBANK, N.A. Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 9/23/2015 Recorded Date of DOT: 9/28/2015 Reception No. of DOT: 2015136231 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$52,869.00 Outstanding Principal Amount as of the date hereof: \$44,657.35 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 9, BLOCK 8, VALVERDE HEIGHTS, ACCORDING TO THE RECORDED PLOT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 662 S TEJON ST, DENVER, CO 80223-2246

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 April 18, 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: 2/23/2024 Last Publication: 3/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/13/2024 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 #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000009953142

#### 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: 02/23/2024:

STOCK	YEAR	MAKE/MODEL	VIN
327855	2000	Acura Integra GS	001130
328062	2008	Acura RDX	004990
328087	2006	Cadillac DTS	231139
327417	2011	Chevrolet Traverse LT	377416
328101	1998	Chevrolet Malibu LS	212934
328320	2021	Chevrolet Trailblazer RS	039749
327639	2005	Dodge Grand Caravan SE	327163
328209	2003	Dodge Caravan	340172
328216	1994	Dodge Ram Van B250	580479
327544	2000	Ford F150	A64751

328011	2012	Ford Taurus SEL	109769	
328015	2013	Ford Focus SE	131909	
328205	2015	Ford Transit T-250		A68446
328319	2005	Ford Focus	182840	
328066	1991	GMC Rally Van	508808	
328073	2003	GMC Yukon	318336	
327659	2013	Honda Civic	056261	
327973	2007	Honda CR-V	005657	
328194	1991	Honda Accord LX/EX		154747
328218	2002	Honda Civic	057288	
328301	1999	Honda Accord LX	063148	
328308	2006	Isuzu Ascender S/LS/LTD		703188
327963	1989	Jeep Cherokee Laredo	621799	
328024	2020	Jeep Grand Cherokee Overland		222914
328232	1999	Jeep Grand Cherokee	797225	
327975	1987	Master-Tow Trailer	000799	
327946	2003	Nissan Pathfinder LE/SE		838077
328080	2013	Nissan Rogue	119552	
328282	2002	Pontiac Grand Am GT		536246
327133	2014	Subaru Forester 2.5I Premium		536166
327530	2002	Subaru Legacy	213306	
328184	2012	Subaru Outback	246422	
328289	2009	Subaru Forrester	775842	
327668	2008	Toyota Camry	061442	
328071	2011	Toyota Prius	431906	
328070	2002	Toyota Sienna LE/XLE		501762
328222	1985	Toyota Sunland Express	041140	
327416	1995	Viking Pop Up Camper Trailer		NOVIN
328182	2002	Volkswagen Passat	191822	
326363	2008	Hyosung Motors MS3-250	600333	

Date of Publication: February 23, 2024

Published: Intermountain Jewish News

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000518 To Whom It May Concern: On 12/19/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to DENVER NOTICE OF SALE Public Trustee Sale No.2023-000518 To Whom It May Concern: On 12/19/2023 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: ELIZABETH A. WESTMARK Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CASTLE MORTGAGE CORPORATION DBA EXCELERATE CAPITAL Current Holder of Evidence of Debt: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR MILL CITY MORTGAGE LOAN TRUST 2023-NQM1 Date of Deed of Trust (DOT): 8/10/2022 Recorded Date of DOT: 8/29/2022 Reception No.of DOT: 2022114235 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$195,000.00 Outstanding Principal Amount as of the date hereof: \$194,604.05 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property:

ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 7700 EAST 29TH AVENUE UNIT 303, DENVER, CO 80238

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 18, 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 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: 2/23/2024 Last Publication: 3/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/13/2024 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 #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000009922758

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

CONDOMINIUM UNIT 303, THE LOFTS AT STAPLETON, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED MAY 27, 2005 AT RECEPTION NO 2005087796, 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 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LOFTS AT STAPLETON, RECORDED ON MAY 27, 2005 AT RECEPTION NO. 2005087795, IN SAID RECORDS.

TOGETHER WITH THE EXCLUSIVE USE OF PARKING SPACE NO(S). 30 AND STORAGE SPACE APPURTENANT THERETO AS DESIGNATED ON THE RECORDED CONDOMINIUM MAP AS A LIMITED COMMON ELEMENT, IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LOFTS AT STAPLETON, CITY AND COUNTY OF DENVER, STATE OF COLORADO.