

NOTICE OF SALE

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

Year/Make/Model	Vin #
2018 Dongfang DF250 motorcycle	129239
2011 Nissan Versa	442539
2010 Toyota Prius	147127
1996 Western Alpenlite Trailer	026737

Date of Publication: February 9, 2024
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2017CV033207, Division/Courtroom 269

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

WILDHORSE RIDGE CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,
v.

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

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

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

TO THE ABOVE-NAMED DEFENDANTS, Please take notice:

You and each of you are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the Sheriff's Department of County of Denver, State of Colorado at 10:00 A.M., on the 21ST 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

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

District Court, Arapahoe County

Case Number: 2024PR030056, Division: CLX

NOTICE TO CREDITORS

In the Matter of the Estate of

HAROLD N. JOHNSON, Deceased.

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

Laurance Johnson

Personal Representative

5105 DTC Pkwy., Ste. 312

Greenwood Village, CO 80111

John T. Snow, #34957

Sean D. Raible, #58340

Attorneys for the Personal Representative

HACKSTAFF SNOW ATKINSON & GRIESS, LLC

5105 DTC Pkwy., Ste. 312

Greenwood Village, CO 80111

Telephone: (303) 534-4317

Fax: (303) 534-4309

Email: js@hsaglaw.com;

sraible@hsaglaw.com

First Publication: January 26, 2024

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Third Publication: February 9, 2024

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

District Court, Arapahoe County

Case Number: 2023PR31081

NOTICE TO CREDITORS

In the Matter of the Estate of

MARY ANN CAROL HUGHES a/k/a MARY ANN HUGHES, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Arapahoe, County, Colorado on or before June 2, 2024, or the claims may be forever barred.

MICHELLE ADAMS, Esq. Atty. Reg. #: 29163

Attorney for the Personal Representative

Law Office of Michelle Adams

2373 Central Park Blvd., Suite 100

Denver, CO 80238

Phone Number: (720) 432-9685

E-mail: madams@coloradofamilylegacy.com

First Publication: February 2, 2024

Second Publication: February 9, 2024

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Published: Intermountain Jewish News

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

Denver Probate Court

Case Number: 2023PR31359, Division:3

NOTICE TO CREDITORS

In the Matter of the Estate of

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

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

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

George Boyk

Personal Representative

900 Huntington Cir.

Lake Villa, IL 60046

Aaron L. Evans, #27270

ANDREW ROGERS, #52188

Attorneys for the Personal Representative

Evans Case, LLP

1660 South Albion Street, Suite 1100

Denver, Colorado 80222

Ph: (303) 757-8300

E-mail: evans@evanscase.com;

rogers@evanscase.com

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PUBLIC NOTICE

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

\$286,173.51 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 6, BLOCK 52, CASE AND EBERTS ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3238 ARAPAHOE STREET, DENVER, CO 80205

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 7, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 1/12/2024 Last Publication: 2/09/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/02/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-031215

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000456 To Whom It May Concern: On 11/08/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SUSAN M. ELSE and ROBERT D. ELSE Original Beneficiary: ALAN G. MOLK AND HELEN M. DICKENS Current Holder of Evidence of Debt: ALAN G. MOLK AND HELEN M. DICKENS Date of Deed of Trust (DOT): 6/30/2021 Recorded Date of DOT: 7/01/2021 Reception No. of DOT: 2021126095 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$598,500.00 Outstanding Principal Amount as of the date hereof: \$598,500.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE UNDERSIGNED, AS THE ATTORNEY FOR THE HOLDER OF THE DEBT, SECURED BY THE DEED OF TRUST AND BASED ON A DEFAULT IN PAYMENT REQUIRED BY THE DEED OF TRUST, ELECTS TO ADVERTISE THE PROPERTY FOR SALE FOR THE PURPOSE OF PAYING THE DEBT, AND THE EXPENSES OF MAKING SUCH SALE, ALL AS PROVIDED BY LAW AND THE TERMS OF THE DEED OF TRUST THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 138, BLOCK 1, MONTRECHEZ FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 4545 SOUTH MONACO STREET, UNIT 138, DENVER, CO 80237

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 7, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 1/12/2024 Last Publication: 2/09/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/02/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: FRASCONA, JOINER, GOODMAN & GREENSTEIN, P.C. Denver Registration #: 34935 BRITNEY BEALL-EDER, 4750 TABLE MESA DRIVE, BOULDER, CO 80305-5500 Phone #: 303-494-3000 Fax #: 303-494-6309 Attorney File #: 34225-3

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000475 To Whom It May Concern: On 11/22/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: FREDRICO CARMOLITO GALLEGOS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR GUARANTY TRUST COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 12/21/2015 Recorded Date of DOT: 12/28/2015 Reception No. of DOT: 2015178395 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$180,775.00 Outstanding Principal Amount as of the date hereof: \$152,841.20 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 3, BLOCK 13, BEAR VALLEY SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2723 S KNOXVILLE WAY, DENVER, COLORADO 80227

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 21, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 1/26/2024 Last Publication: 2/23/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/16/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder

of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-23-970102-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000452 To Whom It May Concern: On 11/06/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOSEPH CHACON Original Beneficiary: TROUT LAKE INVESTMENTS LLC Current Holder of Evidence of Debt: TROUT LAKE INVESTMENTS LLC Date of Deed of Trust (DOT): 5/18/2022 Recorded Date of DOT: 5/19/2022 Reception No. of DOT: 2022068026 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$397,000.00 Outstanding Principal Amount as of the date hereof: \$397,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: L 31 & 32 BLK 11 TACOMA HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4355 N LINCOLN ST., DENVER, CO 80216

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 7, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 1/12/2024 Last Publication: 2/09/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/02/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BUECHLER LAW OFFICE, L.L.C. Denver Registration #: 30906 K. JAMIE BUECHLER, 999 18TH STREET, SUITE 1230-S, DENVER, CO 80202 Phone #: (720) 381-0045 Fax #: (720) 381-0382 Attorney File #: 4355 N LINCOLN ST.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000490 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.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 #: 00000009955329

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

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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

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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.

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: 02/09/2024:

STOCK	YEAR	MAKE/MODEL	VIN
326627	2006	BMW 330XI	V63156
326353	2006	Cadillac DTS	231139
326013	2000	Chevrolet Cavalier	384509
326342	2005	Chevrolet Trailblazer LS/LT	287531
326614	2011	Chevrolet Impala LT	189678
326236	2001	Dodge Ram 1500 237614	
326253	2013	Dodge Avenger SE	644322
326549	2004	Dodge Durango	174052
326774	2002	Dodge Ram	568485
326913	2014	Dodge Grand Caravan	279347
326653	2015	Fiat 500 POP	508433
326099	2014	Ford Transit Connect XL	146039
326118	2001	Ford Mustang	127366
326247	2007	Ford Focus	166341
326635	2017	Ford F-150	E16752
326631	2000	Ford Mustang	254952
326636	2008	Ford Explorer XLT	A38626
326241	2007	GMC Acadia	117278
326107	2008	Honda Fit	042609
326183	1996	Honda Civic LX	523267
326229	2003	Honda Accord EX	041446
326801	2004	Honda Accord	130403
326811	2009	Honda CR-V	019399
326363	2007	Hyosung motors MS3-250	600333
326514	2019	Hyundai Santa Fe SE	042942
326119	2012	Infiniti M37 X	393745
326523	2019	Jeep Renegade	J91910

326557	2004	Jeep Liberty Sport	232353
326634	2001	Jeep Cherokee Sport	508344
326721	2009	Kia Sportage LX	626697
326398	2010	Lexus ES 350	411873
326264	2001	Mazda Protege DX/LX	404466
326116	2001	Mercedes-Benz SLK230	1660ZZ
325874	1979	Midas 2000xl	000049
325911	2011	Nissan Altima	410146
326200	1994	Nissan Altima	216679
326249	2012	Nissan Rogue	705817
326439	2014	Nissan Altima	206728
326693	1994	Pontiac Grand Am SE	571924
326701	2006	Pontiac Grand Prix	100389
326717	2007	Pontiac G6	116094
326244	1999	SAAB 9'5	002614
326630	2003	SAAB 9'3	036432
326252	1975	Starcraft Single Axle Trailer	090223
325999	2002	Subaru Legacy	213306
326335	2005	Subaru Legacy Outback 2.5l	301753
326569	2013	Subaru Impreza Sport Premium AWD	826274
326552	2008	Suzuki XL7	106458
326235	2008	Toyota Yaris	219592
326261	1992	Toyota Camry LE	158870
326260	1999	Toyota RAV4	143956
326434	2016	Toyota Highlander LTD	154099
326578	2009	Toyota Yaris	251155
326792	2003	Toyota Camry	710358
326798	2013	Toyota Tacoma DBL CAB Long BD	051656
326629	2003	Volkswagen Passat	385379
326450	2008	Volvo XC70	025168
324797	2000	Chrysler 300M	437697

Date of Publication: February 9, 2024

Published: Intermountain Jewish News

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

District Court, Arapahoe County

Case 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

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 for vehicles to be sold by BEAR ENTERPRISE TOWING

Year/Make/Model	Vin #
2000 Wilson Flatbed Trailer	603739

Bear Enterprise Towing

PUC: T-03984

Phone: 720-276-9412

Date of Publication: February 9, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case 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

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, Jefferson County

Case Number: 2024PR30068, Division: 11

NOTICE TO CREDITORS

In the Matter of the Estate of

Wendell R. Huggins, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Jefferson, County, Colorado or on or before June 2, 2024, or the claims may be forever barred.

Julie M. Karavas, Esq., Atty. Reg. #: 45394 and

Thomas D. Kranz, Esq., Atty. Reg. #: 40421

Attorneys for the Personal Representative

Karavas & Kranz, PC
1123 Spruce Street, Suite 200
Boulder, CO 80302
Phone Number: 720-943-1095
Fax Number: 308-946-2503
E-mail: julie@jkklegal.com
First Publication: February 2, 2024
Second Publication: February 9, 2024
Third Publication: February 16, 2024
Published: 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 PARTICULARLY 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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000464 To Whom It May Concern: On 11/14/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOHN C. BUCHHOLZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFCIARY, AS NOMINEE FOR SOUTHSTAR FUNDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: THE BANK OF NEW YORK MELLON, SUCCESSOR TRUSTEE TO JPMORGAN JPM CHASE BANK, N.A., AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2005-AR7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR7 Date of Deed of Trust (DOT): 8/08/2005

Recorded Date of DOT: 8/17/2005 Reception No. of DOT: 2005138697 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$400,000.00 Outstanding Principal Amount as of the date hereof: \$328,605.84 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 39 AND THE NORTH 1/2 OF LOT 38 AND THE SOUTH 1/2 OF LOT 40, BLOCK 177, SOUTH DIVISION OF CAPITAL HILL, COUNTY OF DENVER, STATE OF COLORADO Which has the address of 765 CLAYTON STREET, DENVER, CO 80206

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 14, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 1/19/2024 Last Publication: 2/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 28597 HEATHER DEERE, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO21212

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000478 To Whom It May Concern: On 11/22/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SCOTT CLOBES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING AS NOMINEE FOR GUARANTEED RATE, INC. Current Holder of Evidence of Debt: BRAVO RESIDENTIAL FUNDING TRUST 2020-RPL1 Date of Deed of Trust (DOT): 10/26/2006 Recorded Date of DOT: 11/07/2006 Reception No. of DOT: 2006178484 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$57,000.00 Outstanding Principal Amount as of the date hereof: \$39,989.58 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT 302, SHOSHONE LOFTS AT HIGHLANDS CONDOMINIUMS ACCORDING TO THE MAP THEREOF, RECORDED JUNE 6, 2002, AT RECEPTION NO. 2002101598, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AND AS DEFINED AND DESCRIBED IN SHOSHONE LOFTS AT HIGHLANDS CONDOMINIUMS CONDOMINIUM DECLARATION RECORDED JUNE 6, 2002, AT RECEPTION NO. 2002101597, IN SAID RECORDS. TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE NO. 14, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3201 SHOSHONE ST. #302, DENVER, CO 80211

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 21, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 1/26/2024 Last Publication: 2/23/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/16/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 51088 RYAN BOURGEOIS, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Fax #: (303) 813-1107 Attorney File #: 00000009860230

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

District Court, Arapahoe County

Case Number: 2023PR31047

NOTICE TO CREDITORS

In the Matter of the Estate of

Diane Marie Bartlett Burdick, Deceased.

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

Alexandrea Bartlett
Personal Representative
c/o John Ferguson
1999 Broadway Ste 770
Denver CO 80202

John A.M. Ferguson, Jr. #52363
Attorney for the Personal Representative
John Ferguson PLC
Attorney for Alexandra Bartlett
1999 Broadway Ste 770
Denver CO 80202
720-593-9202
john@johnfergusonplc.com
First Publication: January 26, 2024
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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000467 To Whom It May Concern: On 11/16/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LISA NUANES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ONE REVERSE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LONGBRIDGE FINANCIAL, LLC Date of Deed of Trust (DOT): 6/10/2019 Recorded Date of DOT: 6/18/2019 Reception No. of DOT: 2019078210 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$705,000.00 Outstanding Principal Amount as of the date hereof: \$233,217.60 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL OF ANY SURVIVING BORROWER, RESULTING THE LOAN BEING DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

Which has the address of 129 GALAPAGO ST, DENVER, CO 80223

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 14, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 1/19/2024 Last Publication: 2/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-031160

LEGAL DESCRIPTION

LOTS 19 AND 20, BLOCK 15, FAIRMONT AND THE NORTH 1/2 OF LOT 18, ALL OF LOT 19 AND THE SOUTH 1/2 OF LOT 20, BLOCK 1, WEST FAIRMONT, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
AND LOTS 21 AND 22, BLOCK 15, FAIRMONT, TOGETHER WITH THAT PART OF WEST 2ND AVENUE LYING NORTH OF AND ADJACENT TO LOT 22, BEGINNING AT THE NORTHEAST CORNER OF LOT 22; THENCE NORTH 13.58 FEET, MORE OR LESS, ALONG EAST LINE OF SAID LOT 22; THENCE WEST 113.16 FEET, MORE

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

AND EXCEPT:

PARCEL A:

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

TOGETHER WITH:

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000463 To Whom It May Concern: On 11/14/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SHARON D. ROGERS GRAVES Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 7/13/2005 Recorded Date of DOT: 8/07/2005 Reception No. of DOT: 2005130770 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$52,232.00 Outstanding Principal Amount as of the date hereof: \$50,356.72 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: UNIT NO. 11-I BROOKS TOWER RESIDENCES, A CONDOMINIUM, CITY AND COUNTY OF DENVER, COLORADO, IN ACCORDANCE WITH AND SUBJECT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BROOKS TOWERS RESIDENCES, A CONDOMINIUM, CITY AND COUNTY OF DENVER, COLORADO, RECORDED ON MAY 23, 1995, AS RECEPTION NO. 95-00059593, AND THE AMENDED MAP RECORDED ON MAY 23, 1995, AS RECEPTION NO. 95-00059592, CITY AND COUNTY OF DENVER, COLORADO RECORDS. CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1020 15TH STREET #111, DENVER, COLORADO 80202

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 14, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 1/19/2024 Last Publication: 2/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-19-869805-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000485 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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000446 To Whom It May Concern: On 11/03/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ERROL G. VERMONT Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FINANCE OF AMERICA REVERSE LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC Date of Deed of Trust (DOT): 6/08/2020 Recorded Date of DOT: 6/24/2020 Reception No. of DOT: 2020087461 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$570,000.00 Outstanding Principal Amount as of the date hereof: \$216,997.12 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 24, BLOCK 4, GREEN VALLEY RANCH FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 19340 EAST SCOTT PLACE, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 7, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 1/12/2024 Last Publication: 2/09/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/02/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL

WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 22-029145

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000481 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. 2023-000472 To Whom It May Concern: On 11/16/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CURTIS PARK REDEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: MERCHANTS MORTGAGE & TRUST CORPORATION Current Holder of Evidence of Debt: WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR SC PARK LANE II TRUST 2019-I Date of Deed of Trust (DOT): 2/28/2022 Recorded Date of DOT: 3/10/2022 Reception No. of DOT: 2022033779 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$653,130.00 Outstanding Principal Amount as of the date hereof: \$472,255.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 23, BLOCK 52, CASE AND EBERT'S ADDITION TO THE CITY AND COUNTY OF DENVER, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3233 CURTIS STREET, DENVER, CO 80205

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 14, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 1/19/2024 Last

Publication: 2/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-23-966095-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000471 To Whom It May Concern: On 11/16/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOSE LARA Original Beneficiary: PATCH OF LAND LENDING, LLC Current Holder of Evidence of Debt: TOORAK CAPITAL PARTNERS, LLC Date of Deed of Trust (DOT): 1/06/2020 Recorded Date of DOT: 1/07/2020 Reception No. of DOT: 2020002528 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$510,250.00 Outstanding Principal Amount as of the date hereof: \$482,916.32 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is a portion of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: PARCEL I: THE SOUTH 125 FEET OF LOT 3, EXCEPT THE EAST 87 FEET THEREOF, BLOCK 18, NORTH HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4600 ZUNI ST, DENVER, CO 80211

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 14, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 1/19/2024 Last Publication: 2/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: SNELL & WILMER, LLP Denver Registration #: 58090 JAMES SNOW, 1200 SEVENTEENTH STREET, SUITE 1900, DENVER, CO 80202 Phone #: (303) 634-2000 Fax #: (303) 634-2020 Attorney File #: 4888-5349-6429.1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000487 To Whom It May Concern: On 11/30/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ARTHUR MARTINEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR THE MONEY HOUSE, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC Date of Deed of Trust (DOT): 7/30/2021 Recorded Date of DOT: 8/05/2021 Reception No. of DOT: 2021147062 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$579,000.00 Outstanding Principal Amount as of the date hereof: \$227,046.24 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 15, BLOCK 11, CHAFFEE PARK HEIGHTS, CITY AND COUNTY DENVER, STATE OF COLORADO. Which has the address of 1840 W BEEKMAN PL, DENVER, CO 80221

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 28, 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: 2/02/2024 Last Publication: 3/01/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/23/2024 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 #: 23-031344

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000480 To Whom It May Concern: On 11/22/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SHEILA MARSHALL Original Beneficiary: COUNTRYWIDE HOME LOANS, INC. Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 7/30/2007 Recorded Date of DOT: 8/20/2007 Reception No. of DOT: 2007129987 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$147,584.00 Outstanding Principal Amount as of the date hereof: \$122,461.94 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: LOT 8, BLOCK 4, MONTBELLO FILING NO. 35, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5152 DILLON STREET, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 21, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 1/26/2024 Last Publication: 2/23/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/16/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 19-020484

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000450 To Whom It May Concern: On 11/06/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARIELA MUNOZ-GAMBOA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 2/23/2022 Recorded Date of DOT: 3/02/2022 Reception No. of DOT: 2022028597 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$274,725.00 Outstanding Principal Amount as of the date hereof: \$265,729.26 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 23 AND 24, BLOCK 5, NORTH SWANSEA ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5000 SAINT PAUL STREET, DENVER, CO 80216

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 7, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax

Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 1/12/2024 Last Publication: 2/09/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/02/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 23CO00110-2

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000458 To Whom It May Concern: On 11/13/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DENMART LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: KIAVI FUNDING, INC., A DELAWARE CORPORATION Current Holder of Evidence of Debt: LHOME MORTGAGE TRUST 2021-RTL3 Date of Deed of Trust (DOT): 5/27/2022 Recorded Date of DOT: 6/01/2022 Reception No. of DOT: 2022073100 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$472,400.00 Outstanding Principal Amount as of the date hereof: \$472,400.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY THE DEBT IN FULL FOLLOWING THE MATURITY OF THE LOAN. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 10, 11, 12 AND 13, BLOCK 12, SCHERMERHORN AND WORRELL'S SUBDIVISION OF MONTCLAIR, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 10 AT PAGE 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1750 XENIA STREET, DENVER, CO 80220-2242

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 14, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 1/19/2024 Last Publication: 2/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO22417

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000449 To Whom It May Concern: On 11/03/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LADONNA E CHIRICHIGNO and JOHN R CHIRICHIGNO Original Beneficiary: JPMORGAN CHASE BANK, N.A. Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE, LLC Date of Deed of Trust

(DOT): 7/24/2015 Recorded Date of DOT: 7/29/2015 Reception No. of DOT: 2015104700 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$111,300.00 Outstanding Principal Amount as of the date hereof: \$84,099.74 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 6, EXCEPT THE SOUTH 10 FEET OF SAID LOT, BLOCK 12, WELLSHIRE HEIGHTS, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3000 S JACKSON ST, DENVER, CO 80210

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 7, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying

the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 1/12/2024 Last Publication: 2/09/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/02/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 23CO00380-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000477 To Whom It May Concern: On 11/22/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SONIA L COLL and PAUL A. COLL Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SLST 2022-1 PARTICIPATION INTEREST TRUST Date of Deed of Trust (DOT): 2/27/2009 Recorded Date of DOT: 3/10/2009 Reception No. of DOT: 2009029724 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$262,334.00 Outstanding Principal Amount as of the date hereof: \$209,350.13 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 18 AND THE NORTH HALF OF LOT 19, BLOCK 11, J.P. FARMER'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1070 SOUTH OGDEN STR, DENVER, CO 80209

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 21, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 1/26/2024 Last Publication: 2/23/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/16/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 51088 RYAN BOURGEOIS, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Fax #: (303) 813-1107 Attorney File #: 00000009951070

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold "AS IS" at **V.I.P. TOWING & RECOVERY, LLC.**, 5855 Federal Blvd. Phone: 720-621-0478. **NO Warranty's given or implied:**

YEAR/MAKE/MODEL	VIN
2002 GMC Yukon	326685
1974 Chevy Nova	101951
2010 Wanco WTSP	000154
1998 Wanco WTSP	249332
2000 Wanco WTSP	000019
2005 Wanco WTSP	003598
2001 Wanco WTSP	000892
2006 Honda Civic	048243
2003 Subaru Outback	639643

Date of Publication: February 9, 2024

Published: Intermountain Jewish News

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. 2023-000500 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

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: 02/09/2024:

STOCK	YEAR	MAKE/MODEL	VIN
326637	1992	Chevrolet Caprice	153347
326140	1993	Chevrolet G series	148866
326351	1992	Chevrolet 1500	121143
326704	2005	Chrysler PT Cruiser	556501
326558	2021	Dodge Ram 2500	527872
326633	2005	Dodge Magnum	151271
326362	1998	Ford F150	A88572
326702	1992	GMC Rally	501070
325907	2002	GMC Yukon	232207
326358	1998	Honda CRV	059457
326719	2007	Honda Civic	585692
326137	1993	Mazda B-Series	381367
326138	1987	Mazda B2000	503616
326146	2000	Mercury Villager	J21163
326540	2017	Mitsubishi Lancer	006780
326110	1990	Pontiac Grand Prix	236302
326697	2005	Saab 9-2x	056624

Date of Publication: February 9, 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). 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

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. 2023-000492 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, WULFEKUHLLERS 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.realeforeclose.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.realeforeclose.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 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) 419-5832

YEAR/MAKE/MODEL/TYPE/COLOR VIN#

2021 FORD MUSTANG 2DR COUPE RED 150947

Date of Publication: February 9, 2024

Published: 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.realeforeclose.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.

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

**District Court, Probate Division,
Boulder County**

Case Number: 2023PR30729, Division: 2

NOTICE TO CREDITORS

In the Matter of the Estate of

SHIRLEY ANN CARPENTER, 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 Boulder, County, Colorado on or before June 2, 2024, or the claims may be forever barred.

Rhonda Khamesipour

Personal Representative

Intermountain Jewish News

Legal Notices, February 9, 2024

www.ijn.com/legal-notice

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

c/o John Ferguson,
1999 Broadway Ste 770
Denver CO 80202
John A.M. Ferguson Jr. #53263
Attorney for Rhonda Khamesipour
John Ferguson PLC
1999 Broadway Ste 770
Denver Co 80202
720-593-9202
john@johnfergusonplc.com
First Publication: February 2, 2024
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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
ARAPAHOE COUNTY DISTRICT COURT
Case No. 2023PR000610
In the Matter of the Estate of
ROGERS L. THOMAS, 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. MERREL, 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 2, 2024
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Third Publication: February 16, 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.

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

Denver Probate Court

Case Number: 23PR652

NOTICE TO CREDITORS

In the Matter of the Estate of

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

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

Trent J Antony

Personal Representative

1592 Sierra Plaza St.

Severance, CO 80550

First Publication: January 26, 2024

Second Publication: February 2, 2024

Third Publication: February 9, 2024

Published: Intermountain Jewish News

DISTRICT COURT, CITY AND COUNTY OF

DENVER, STATE OF COLORADO

CIVIL ACTION NO. 2023CV030022, Division/Courtroom 280

NOTICE OF SHERIFF'S SALE

OF REAL PROPERTY

(Publication Notice)

THE VILLAGE TOWNHOUSE ASSOCIATION

Plaintiff,

v.

JOANNE G. WILLIAMS,

Defendant.

TO THE ABOVE NAMED DEFENDANT, Please take notice:

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

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

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

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED.

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

Andrew J. Gibbs, Esq.

Tueller & Gibb, LLP

1601 Blake Street, Suite 300

Denver, CO 80202

Telephone: (303) 854-9121

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

First Publication: January 19, 2024

Last Publication: February 16, 2024

Published In: The Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000457 To Whom It May Concern: On 11/13/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LIBERTY CAPITAL PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: BOOMERANG FINANCE SUB-REIT LLC, A DELAWARE LIMITED LIABILITY COMPANY Current Holder of Evidence of Debt: BFSR3, LLC Date of Deed of Trust (DOT): 4/14/2023 Recorded Date of DOT: 4/17/2023 Reception No. of DOT: 2023034976 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$540,000.00 Outstanding Principal Amount as of the date hereof: \$417,850.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY THE DEBT IN FULL FOLLOWING THE MATURITY OF THE LOAN THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 33, BLOCK 20, VIRGINIA VALE, FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1071 S HOLLY ST, DENVER, CO 80246

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 14, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 1/19/2024 Last Publication: 2/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 28597 HEATHER DEERE, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO22237

PUBLIC NOTICE

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. 2023-000494 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. 2023-000498 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 TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.

District Court, Arapahoe County

Case Number: 2024PR030035

Division: 1, Courtroom: 1

NOTICE TO CREDITORS

In the Matter of the Estate of

KAREN M. JOHNSON, Deceased.

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

LAURANCE JOHNSON

Personal Representative

5105 DTC Pkwy., Ste. 312

Greenwood Village, CO 80111

John T. Snow, #34957

Sean D. Raible, #58340

Attorneys for the Personal Representative

HACKSTAFF SNOW ATKINSON & GRIESS, LLC

5105 DTC Pkwy., Ste. 312

Greenwood Village, CO 80111

Telephone: (303) 534-4317

Fax: (303) 534-4309

Email: js@hsaglaw.com;

sraible@hsaglaw.com

First Publication: January 26, 2024

Second Publication: February 2, 2024

Third Publication: February 9, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case Number: 2023PR31455, Division:3

NOTICE TO CREDITORS

In the Matter of the Estate of

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

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

William Joseph Tedesko

Personal Representative

7394 E. Cedar Ave.

Denver, Colorado 80230

Aaron L. Evans, #27270

Amy Arlander, #33200

Attorneys for the Personal Representative

Evans Case, LLP

1660 South Albion Street, Suite 1100

Denver, Colorado 80222

Ph: (303) 757-8300

E-mail: Evans@evanscase.com;

Arlander@evanscase.com

First Publication: January 26, 2024

Second Publication: February 2, 2024

Third Publication: February 9, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000468 To Whom It May Concern: On 11/15/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: HANDE ULUBEYLIGIL KAZGAN and MEHMET KAZGAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF ACQUISITION TRUST Date of Deed of Trust (DOT): 2/15/2019 Recorded Date of DOT: 2/21/2019 Reception No. of DOT: 2019020490 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$514,500.00 Outstanding Principal Amount as of the date hereof: \$520,271.64 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 954 NORTH SPRUCE COURT, DENVER, CO 80230

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 14, 2024, Online at <https://www.denver.realtorclose.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.realtorclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 1/19/2024 Last Publication: 2/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-029791

LEGAL DESCRIPTION

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

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000448 To Whom It May Concern: On 11/03/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MICHAEL J LIPAN Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION ND Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/12/2009 Recorded Date of DOT: 3/12/2009 Reception No. of DOT: 2009031131 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$150,000.00 Outstanding Principal Amount as of the date hereof: \$115,755.25 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 2302 DAHLIA ST S, DENVER, CO 80222-6042

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 7, 2024, Online at <https://www.denver.realtorclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 1/12/2024 Last Publication: 2/09/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/02/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 22CO00252-1

LEGAL DESCRIPTION

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

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN CITY AND COUNTY OF DENVER STATE OF COLORADO AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN BOOK 187 AT PAGE 575 OF THE RECORDS OF THE CLERK AND RECORDER, CITY AND COUNTY OF DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NE 1/4 WHICH IS 30.00 FEET EAST OF THE SW CORNER OF SAID NE 1/4; THENCE N 00 DEG. 10' 30" W PARALLEL WITH THE WEST LINE OF SAID NE 1/4 A DISTANCE OF 49.13 FEET; THENCE N 89 DEG. 55' 15" E PARALLEL WITH THE SOUTH LINE OF SAID NE 1/4 A DISTANCE OF 26.65 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY LINE OF A PARCEL OF LAND DESCRIBED AT BOOK 187, PAGE 575 OF THE RECORDS OF THE CLERK AND RECORDER, CITY AND COUNTY OF DENVER; THENCE S 33 DEG. 58' 25" E ALONG SAID LINE A DISTANCE OF 59.19 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID NE 1/4; THENCE S 89 DEG. 55' 15" W ALONG SAID SOUTH LINE A DISTANCE OF 59.58 FEET TO THE POINT OF BEGINNING. CONTAINING 2118 SQUARE FEET, OR 0.049 ACRES MORE OR LESS.

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

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

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000461 To Whom It May Concern: On 11/14/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LAURA M. PRINGLE and THOMAS L. PRINGLE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WALLICK AND VOLK, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC Date of Deed of Trust (DOT): 3/22/2002 Recorded Date of DOT: 3/27/2002 Reception No. of DOT: 2002057672 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$174,800.00 Outstanding Principal Amount as of the date hereof: \$111,465.30 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: CONDOMINIUM UNIT 202, WATERTOWER LOFTS CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON DECEMBER 24, 2001, WITH RECEPTION NUMBER 2001217069, AND ACCORDING TO THE CONDOMINIUM MAP OF WATERTOWER LOFTS AMENDMENT NO. 1, RECORDED ON MARCH 20, 2002, WITH RECEPTION NUMBER 2002054357, AND ACCORDING TO THE SUPPLEMENTAL CONDOMINIUM MAP OF WATERTOWER LOFTS, RECORDED ON NOVEMBER 19, 2002, WITH RECEPTION NUMBER 2002218659, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER COLORADO AND AS DEFINED AND DESCRIBED IN THE WATERTOWER LOFTS CONDOMINIUM DECLARATION RECORDED ON DECEMBER 24, 2001, WITH RECEPTION NUMBER 2001217068 IN SAID RECORDS, AND ANNEXATION OF ADDITIONAL PROPERTY AND TECHNICAL AMENDMENT TO THE WATERTOWER LOFTS CONDOMINIUM DECLARATION RECORDED FEBRUARY 13, 2002, WITH RECEPTION NUMBER 2002030970 AND FIRST AMENDMENT TO THE WATERTOWER LOFTS CONDOMINIUM DECLARATION RECORDED MARCH 20, 2002, WITH RECEPTION NUMBER 2002054358, AND NOTICE OF ANNEXATION OF ADDITIONAL PROPERTY TO THE WATERTOWER

LOFTS CONDOMINIUMS DECLARATION RECORDED NOVEMBER 19, 2002, WITH RECEPTION NUMBER 2002218658 IN SAID RECORDS.

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

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 14, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 1/19/2024 Last Publication: 2/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 22-026339

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at **A-A TOWING, INC.** abandoned vehicle sale: Address: 314 S. Santa Fe Ave., Fountain, CO 80817, Phone: (719) 382-7741.

YEAR/MAKE/MODEL	VIN
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2010 Jeep UP Grd Cher Silver	141252
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2010 Honda SD Civic White	004228
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Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2023PR31420

In the Matter of the Estate of

WILLIAM J. BOUMANS, II aka WILLIAM BOUMANS, BILL BOUMANS, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado on or before June 14, 2024 or the claims may be forever barred.

JAMES A. HENDERSON, Esq. Atty. Reg. #: 20129

Attorney for the Personal Representative

1254 Milwaukee Street

Denver, CO 80206

Phone Number: 303-830-0038

E-mail: James.A.Henderson@outlook.com

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

Denver Probate Court

Case No. 2024PR30018

In the Matter of the Estate of

ELLIS BERNARD LINVILLE, SR aka ELLIS B. LINVILLE, SR aka CHILE LINVILLE aka ELLIS LINVILLE, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado on or before June 7, 2024 or the claims may be forever barred.

ELLIS B. LINVILLE, JR.

Personal Representative

11888 Bayless St.

Moreno Valley, CA 92557

JOHN A. BERMAN, Reg. No. 6695

Attorney for the Personal Representative

1737 Gaylord Street

Denver, CO80206

(303) 832-7645 phone

(303) 832-1188 fax

jab@jaberman.com email

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

District Court, Elbert County

Case Number: 2024PR030000

Division: 1, Courtroom: 1

NOTICE TO CREDITORS

In the Matter of the Estate of

DONALD OPHEIM, Deceased.

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

CYNTHIA OPHEIM

Personal Representative

876 Paddock Street

Elizabeth, CO 80107

John T. Snow, #34957

Sean D. Raible, #58340

Attorneys for the Personal Representative

HACKSTAFF SNOW ATKINSON & GRIESS, LLC

5105 DTC Pkwy., Ste. 312

Greenwood Village, CO 80111

Telephone: (303) 534-4317

Fax: (303) 534-4309

Email: js@hsaglaw.com;

sraible@hsaglaw.com

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

ADAMS COUNTY COURT

Case No. 2024PR030013

In the Matter of the Estate of

PAUL DELANO MCKNIGHT II A/K/A/ ABDU LATIF K. ABUNANTAMBU-EL, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the ADAMS COUNTY COURT 1100 JUDICIAL CENTER DR, BRIGHTON, COLORADO 80601 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. MERREL, 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

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

District Court, Jefferson County

Case Number: 2024PR030031, Division: 11

NOTICE TO CREDITORS

In the Matter of the Estate of

EVELYN GRANT, Deceased.

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

Intermountain Jewish News

Legal Notices, February 9, 2024

www.ijn.com/legal-notices

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

Rise Meyer

Personal Representative

5671 W. Bates Avenue

Denver, CO 80227

John T. Snow, #34957

Sean D. Raible, #58340

Attorneys for the Personal Representative

HACKSTAFF SNOW ATKINSON & GRIESS, LLC

5105 DTC Pkwy., Ste. 312

Greenwood Village, CO 80111

Telephone: (303) 534-4317

Fax: (303) 534-4309

Email: js@hsaglaw.com;

sraible@hsaglaw.com

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