

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000009 To Whom It May Concern: On 1/05/2024 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: CLAUDIA HELEN RIETH Original Beneficiary: BANK OF THE WEST Current Holder of Evidence of Debt: BMO BANK N.A. Date of Deed of Trust (DOT): 7/18/2008 Recorded Date of DOT: 7/30/2008 Reception No. of DOT: 2008105301 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$140,000.00 Outstanding Principal Amount as of the date hereof: \$91,239.92 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 3, BLOCK 4, HARVEY PARK ADDITION, FILING NO. 16, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4164 W ELDORADO PL, 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 May 9, 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: 3/15/2024 Last Publication: 4/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/05/2024 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 #: 23CO00588-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000013 To Whom It May Concern: On 1/09/2024 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: THERESA C O'BRIEN and JAMES S. CONWELL Original Beneficiary: ON TAP CREDIT UNION Current Holder of Evidence of Debt: ON TAP CREDIT UNION Date of Deed of Trust (DOT): 3/03/2023 Recorded Date of DOT: 3/06/2023 Reception No. of DOT: 2023018013 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$100,000.00 Outstanding Principal Amount as of the date hereof: \$98,979.71 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE INSTALLMENT PAYMENTS OF PRINCIPAL, INTEREST, TAXES AND/OR INSURANCE AS PROVIDED FOR IN THE DEED OF TRUST AND CREDIT AGREEMENT. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE NORTH 1/2 OF PLOT 8, BLOCK 32, EXCEPT THE REAR 6 FEET THEREOF, THE EASTERN CAPITOL HILL SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 245 ALBION ST, DENVER, COLORADO 80220-5614

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 May 9, 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: 3/15/2024 Last Publication: 4/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/05/2024 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: HOLST & TEHRANI, LLP Denver Registration #: 44076 IMAN TEHRANI, PO BOX 298, 514 KIMBARK ST, LONGMONT, CO 80502-0298 Phone #: (303) 772-6666 Fax #: (303) 772-2822 Attorney File #: 245 ALBION ST

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: **03/15/2024**:

STOCK	YEAR	MAKE/MODEL	VIN
330228	2008	BMW X5 4.8I	164220
329885	2015	Chevrolet Camaro	181212
330321	2000	Chevrolet K1500 Suburban	210812
330331	2015	Chevrolet Equinox	180991
330342	2007	Chevrolet Equinox LT	046083
329911	2005	Chrysler Town & Country	249783
330008	2020	Dodge Grand Caravan	200731
330292	2008	Dodge Grand Caravan	155908
329900	2011	Ford Fusion SE	191389
330198	2010	Ford Mustang	163513
330227	1997	Ford Windstar	D01442
330527	2008	Ford Escape	C91736
329913	1991	Honda Accord LX/EX	154747
330069	2018	Honda Accord	076655
330217	2013	Honda Accord EX-L	273819
330333	1996	Honda GL1500SE/1/2	803542
330399	2008	Honda Accord	159802
330427	2004	Honda Pilot	589657
330531	2001	Honda Civic	074765
329903	2008	Hyundai Tiburon	292702
329901	2015	Infiniti Q50/Premium/Sport	409612
330027	2007	Infiniti G35	805124
330341	2019	Infiniti QX80	238533
329895	2018	Jeep Wrangler JK850012	
330029	2014	Jeep Grand Cherokee	525786
330307	2010	Kia Rio LX/SX	651669
330220	1998	Mercedes-Benz E-Class	572174
330263	1994	Mercury Grand Marquis	645684
330382	1991	Mercury Grand Marquis	678552
330219	2003	Mini Cooper S	D72760
330272	2012	Nissan Leaf SV/SL	026422
330442	2015	Nissan Leaf S/SV/SL	300346
330548	1998	Nissan Sentra	710831
330551	2011	Nissan Versa S/SL	496503
330218	2000	Oldsmobile Alero	425999
330211	2005	Pontiac Sunfire	120968
329906	2003	Saturn Vue	830482
330313	2008	Subaru Outback 2.5XT Limited	335312
330434	2008	Subaru Tribeca Limited	409370
329808	2022	Tao Tao Pony	301623
329790	2002	Toyota Avalon	255305
329920	2006	Toyota Camry	629310
330506	2005	Toyota Corolla	452939
318039	1983	Dodge W200/250	415150

Date of Publication: March 15, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
1996 Jeep Grand Cherokee	254579
1996 Ford Windstar	B93362
2015 Jeep Compass	401767
2014 Chrysler 200	146851
2006 Toyota Camry Solara	074358
2008 Jeep Patriot	608111

Date of Publication: March 15, 2024

Published: Intermountain Jewish News

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

District Court Jefferson County, Colorado

Case No. 2024PR030292, Division: 11

In the Matter of the Estate of

William Douglas England, 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 July 15, 2024, or the claims may be forever barred.

Curt Cerveny
Personal Representative
958 Coneflower Drive
Golden, CO 80401

JAMES C. HACKSTAFF, Esq. Atty. Reg. #:13262
TORIE L. HUDDLESTON, Esq. Atty. Reg. #:58540
Attorneys for the Personal Representative
Hackstaff Snow Atkinson & Griess, LLC
5105 DTC Parkway, Ste. 312
Greenwood Village, CO80111
Phone Number: 303.534.4317
FAX Number: 303.534.4309
First Publication: March 15, 2024
Second Publication: March 22, 2024
Third Publication: March 29, 2024
Published: Intermountain Jewish News

DISTRICT COURT, CITY AND COUNTY OF BOULDER, STATE OF COLORADO
1777 Sixth Street, P.O. Box 4249
Boulder, Colorado 80306-4249
Ph: (303) 441-3750
Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH
v.

Defendants: TIMOTHY A. ANTLEY, et al.
Attorneys for Plaintiff:
Eric R. Jonsen, #15076
Bailey C. Pompea, #48597
Allen Vellone WOLF HELFRICH & FACTOR P.C.
1600 Stout St., Suite 1900
Denver, Colorado 80202
Phone Number: (303) 991-5970
E-mail: erjonsen@jonsen.net
E-mail: bpompea@allen-vellone.com
Case Number: 2022CV30070
Division/Courtroom:

summons by publication

TO THE ABOVE-NAMED DEFENDANT(S): **NICOLE PERKINS**

You are hereby summoned and required to appear and defend against the claims of the Second Amended Complaint filed on November 13, 2023, with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the Second Amended Complaint may be obtained from the clerk of the court.

If you fail to file your answer or other response to the Second Amended Complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the Second Amended Complaint without further notice.

Plaintiffs seek a declaratory judgment under C.R.C.P. 57 and C.R.S. 13-51-101 et seq. against defendant Nicole Perkins (1) determining Plaintiff's right of use, access and maintenance of Chute Road in Boulder County, Colorado, and (2) the defendant's rights, if any, of use, access and maintenance of Chute Road, including their rights of use, access and maintenance across Plaintiffs' Property as described in the Second Amended Complaint.

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

s/Bailey C. Pompea

Eric R. Jonsen, #15076
Bailey C. Pompea, #48597
1600 Stout Street, Suite 1900
Denver, CO 80202
(303)534-4499/ (303) 991-5970

Email: erjonsen@jonsen.net

Email: bpompea@allen-vellone.com

This summons is issued pursuant to Rule 4(g), Colorado Rules of Civil Procedure.

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

*Rule 12(a), C.R.C.P., allows -35 days for answer or response where service of process is by publication. However, under various statutes, a different response time is set forth; e.g., §38-6-104, C.R.S. (eminent domain); §38-36-121, C.R.S. (Torrens registration).

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: 03/15/2024:

STOCK	YEAR	MAKE/MODEL	VIN
329995	1999	Chrysler Sebring	586288
330197	2006	Chrysler 300	204895
330137	2002	Ford F250	A92941
330322	2006	Honda Civic	112021
329807	2009	Honda CRF80F	801669
330536	2006	Jeep Liberty	172914
329589	1999	Jeep Cherokee	648836
323576	2002	Nissan Maxima	323576
330330	2006	Saturn Vue	815853
320670	2007	Subaru Outback	320670

Date of Publication: March 15, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000008 To Whom It May Concern: On 1/05/2024 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: MARIA TROXEL and KAREN L. TROXEL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 9/09/2016 Recorded Date of DOT: 9/20/2016 Reception No. of DOT: 2016127331 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$268,000.00 Outstanding Principal Amount as of the date hereof: \$262,307.63 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 40, BLOCK 31, HARVEY PARK ADDITION FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2101 S. LOWELL BLVD, DENVER, CO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 9, 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: 3/15/2024 Last Publication: 4/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/05/2024 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 #: CO22705

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

1777 Sixth Street, P.O. Box 4249

Boulder, Colorado 80306-4249

Ph: (303) 441-3750

Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

Denver, Colorado 80202

Phone Number: (303) 991-5970

E-mail: erjonsen@jonsen.net

E-mail: bpompea@allen-vellone.com

Case Number: 2022CV30070

Division/Courtroom:

summons by publication

TO THE ABOVE-NAMED DEFENDANT(S): : **GREGORY ALLEN VAN DE VERE**

You are hereby summoned and required to appear and defend against the claims of the Second Amended Complaint filed on November 13, 2023, with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the Second Amended Complaint may be obtained from the clerk of the court.

If you fail to file your answer or other response to the Second Amended Complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the Second Amended Complaint without further notice.

Plaintiffs seek a declaratory judgment under C.R.C.P. 57 and C.R.S. 13-51-101 et seq. against defendant : Gregory Allen Van De Vere (1) determining Plaintiff's right of use, access and maintenance of Chute Road in Boulder County, Colorado, and (2) the defendant's rights, if any, of use, access and maintenance of Chute Road, including their rights of use, access and maintenance across Plaintiffs' Property as described in the Second Amended Complaint.

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

s/Bailey C. Pompea

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

1600 Stout Street, Suite 1900

Denver, CO 80202

(303)534-4499/ (303) 991-5970

Email: erjonsen@jonsen.net

Email: bpompea@allen-vellone.com

This summons is issued pursuant to Rule 4(g), Colorado Rules of Civil Procedure.

*Rule 12(a), C.R.C.P., allows -35 days for answer or response where service of process is by publication. However, under various statutes, a different response time is set forth; e.g., §38-6-104, C.R.S. (eminent domain); §38-36-121, C.R.S. (Torrens registration).

Public Notice for vehicles to be sold by Majestic Towing

Year/Make/Model	Vin #
2008 Chevrolet Malibu -	155566
2006 Volkswagen Jetta -	619876
2001 Ford Escape -	C65038
2017 Jeep Compass -	126303
2008 Ford Escape -	E01219
2019 Hyundai Sonata -	741561
2003 Honda Accord -	086156
2002 Volkswagen Jetta -	032666
2012 Nissan Altima -	513088
1999 Dodge Caravan -	605485

Majestic Towing

POBox 33143

Denver, CO80233

720-775-2702

Date of Publication: March 15, 2024

Published: Intermountain Jewish News

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

1777 Sixth Street, P.O. Box 4249

Boulder, Colorado 80306-4249

Ph: (303) 441-3750

Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

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

Denver, Colorado 80202
Phone Number: (303) 991-5970
E-mail: erjensen@jensen.net
E-mail: bpompea@allen-vellone.com
Case Number: 2022CV30070
Division/Courtroom:

summons by publication

TO THE ABOVE-NAMED DEFENDANT(S): **WILLIAM HAEFELE**

You are hereby summoned and required to appear and defend against the claims of the Second Amended Complaint filed on November 13, 2023, with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the Second Amended Complaint may be obtained from the clerk of the court.

If you fail to file your answer or other response to the Second Amended Complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the Second Amended Complaint without further notice.

Plaintiffs seek a declaratory judgment under C.R.C.P. 57 and C.R.S. 13-51-101 et seq. against defendant William Haeefe (1) determining Plaintiff's right of use, access and maintenance of Chute Road in Boulder County, Colorado, and (2) the defendant's rights, if any, of use, access and maintenance of Chute Road, including their rights of use, access and maintenance across Plaintiffs' Property as described in the Second Amended Complaint.

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

[s/Bailey C. Pompea](#)

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

1600 Stout Street, Suite 1900

Denver, CO 80202

(303)534-4499/ (303) 991-5970

Email: erjensen@jensen.net

Email: bpompea@allen-vellone.com

This summons is issued pursuant to Rule 4(g), Colorado Rules of Civil Procedure.

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

1777 Sixth Street, P.O. Box 4249

Boulder, Colorado 80306-4249

Ph: (303) 441-3750

Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

Denver, Colorado 80202

Phone Number: (303) 991-5970

E-mail: erjensen@jensen.net

E-mail: bpompea@allen-vellone.com

Case Number: 2022CV30070

Division/Courtroom:

summons by publication

TO THE ABOVE-NAMED DEFENDANT(S): **KYUNG HEE KIM VAN DE VERE**

You are hereby summoned and required to appear and defend against the claims of the Second Amended Complaint filed on November 13, 2023, with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the Second Amended Complaint may be obtained from the clerk of the court.

If you fail to file your answer or other response to the Second Amended Complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the Second Amended Complaint without further notice.

Plaintiffs seek a declaratory judgment under C.R.C.P. 57 and C.R.S. 13-51-101 et seq. against defendant : Kyung Hee Kim Van De Vere (1) determining Plaintiff's right of use, access and maintenance of Chute Road in Boulder County, Colorado, and (2) the defendant's rights, if any, of use, access and maintenance of Chute

Road, including their rights of use, access and maintenance across Plaintiffs' Property as described in the Second Amended Complaint.

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

s/Bailey C. Pompea

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

1600 Stout Street, Suite 1900

Denver, CO 80202

(303)534-4499/ (303) 991-5970

Email: erjonsen@jonsen.net

Email: bpompea@allen-vellone.com

This summons is issued pursuant to Rule 4(g), Colorado Rules of Civil Procedure.

*Rule 12(a), C.R.C.P., allows -35 days for answer or response where service of process is by publication. However, under various statutes, a different response time is set forth; e.g., §38-6-104, C.R.S. (eminent domain); §38-36-121, C.R.S. (Torrens registration).

**COLORADO DIVISION OF INSURANCE
SYNOPSIS OF ANNUAL STATEMENT FOR
PUBLICATION**

**Required pursuant to §10-3-109(1), C.R.S.
FOR YEAR 2023**

As Rendered to the Commissioner of Insurance

MONARCH LIFE INSURANCE COMPANY

NAIC Number 66265

330 Whitney Avenue, Suite 500

Holyoke, MA 01040-2857

Assets \$542,736,215

Liabilities \$542,428,695

Capital and Surplus/Policyholder Surplus \$307,519

DIVISION OF INSURANCE

CERTIFICATE OF AUTHORITY

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the

MONARCH LIFE INSURANCE COMPANY

organized under the laws of Massachusetts, subject to its Articles of Incorporation or other fundamental organizational documents and in consideration of its compliance with the laws of Colorado, is hereby licensed to transact business as a Life insurance company, as provided by the Insurance Laws of Colorado, as amended, so long as the insurer continues to conform to the authority granted by its Certificate and its corporate articles, or its Certificate is otherwise revoked, canceled or suspended.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of my office to be affixed at the City and County of Denver this first day of March, 2023.

**MICHAEL CONWAY
Commissioner of Insurance**

First Publication: March 8, 2024

Last Publication: March 29, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case Number: 2024PR30006

NOTICE TO CREDITORS

In the Matter of the Estate of

LYNNE W. BENTSEN, a/k/a LYNNE WILL BENTSEN, and a/k/a LYNNE BENTSEN, 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 July 1, 2024, or the claims may be forever barred.

Timothy Farrell

Personal Representative

c/o Curtis J. Bankers

Sherman & Howard L.L.C.

675 Fifteenth Street, Ste. 2300

Denver, Colorado 80202

Curtis J. Bankers, Esq. Atty. Reg. #: 47700

Attorney for the Personal Representative

Sherman & Howard L.L.C.

675 Fifteenth Street, Ste. 2300

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

Denver, Colorado 80202
Phone Number: (303) 299-8472
FAX Number: (303) 298-0940
E-mail: cbankers@shermanhoward.com
First Publication: March 1, 2024
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Third Publication: March 15, 2024
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000005 To Whom It May Concern: On 1/03/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to DENVER NOTICE OF SALE Public Trustee Sale No.2024-000005 To Whom It May Concern: On 1/03/2024 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: CHRISTOPHER A BARBOUR Original Beneficiary: U.S. BANK, NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 6/03/2004 Recorded Date of DOT: 11/17/2004 Reception No.of DOT: 2004237813 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$136,000.00 Outstanding Principal Amount as of the date hereof: \$83,722.97 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 765 S DOWNING ST, 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 May 2, 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 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: 3/08/2024 Last Publication: 4/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/27/2024 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 #: 22CO00275-2

Legal Description

A PARCEL OF LAND SITUATED IN THE STATE OF COLORADO, COUNTY OF DENVER, WITH A STREET LOCATION ADDRESS OF 765 S DOWNING ST; DENVER, CO 80209-4434 CURRENTLY OWNED BY CHRISTOPHER A BARBOUR HAVING A TAX IDENTIFICATION NUMBER OF 5143-03-018 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED IN BOOK/PAGE OR DOCUMENT NUMBER 154256 DATED 9/18/1996 AND FURTHER DESCRIBED AS L 17 / N 1/2 L 18 / S 2 1/2 FT L 16 BLK 8 FIRST RESUB OF BRYN MAWR.

NOTICE OF SALE BY ELITE TOWING & RECOVERY 7070 Smith Rd Denver, Co 80207 720-295-6062

The following individuals are hereby notified that their vehicle will be sold at **ELITE TOWING & RECOVERY**, 4800 Washington St., Denver, CO 80216:

YEAR/MAKE/MODEL	VIN #
2012 DODGE CHALLENGER	153732
2001 TOYOTA CAMRY SOLARA	458511
2009 CHEVROLET TRAVERSE	109434
2012 VOLKSWAGEN CC	518177
2009 DODGE CALIBER	157104
1997 CHEVROLET GMT-400	213596
2005 FORD FREESTYLE	A79667
2011 HYUNDAI SONATA	316159
2006 CHEVROLET EQUINOX	112937

2007 SUBARU OUTBACK	324319
2004 ACURA TL	029825
1994 HONDA ACCORD	108429
2010 LAND ROVER RANGE ROVER	314769
1997 HONDA ST1100	700002
2014 FORD FOCUS	208048
2011 TOYOTA COROLLA	753954
2000 CHEVROLET SILVERADO	314218
2002 GMC ENVOY	487091

Date of Publication: March 15, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000521 To Whom It May Concern: On 12/19/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: BENNIE L. WILLIAMS Original Beneficiary: WESTERRA CREDIT UNION Current Holder of Evidence of Debt: WESTERRA CREDIT UNION Date of Deed of Trust (DOT): 12/21/2021 Recorded Date of DOT: 12/30/2021 Reception No. of DOT: 2021236649 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$336,000.00 Outstanding Principal Amount as of the date hereof: \$237,885.27 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST AS FOLLOWS: FAILURE TO PAY INSTALLMENTS OF PRINCIPAL AND INTEREST, TOGETHER WITH OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

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

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 18, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/23/2024 Last Publication: 3/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/13/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BROWN DUNNING WALKER FEIN DRUSCH PC Denver Registration #: 10181 NEAL K DUNNING, BROWN DUNNING WALKER FEIN DRUSCH PC, 7995 E PRENTICE AVE, STE 101E, GREENWOOD VILLAGE, CO 80111 Phone #: (303) 329-3363 Attorney File #: 3085-180

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000001 To Whom It May Concern: On 1/03/2024 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: MARY K. SNYDER Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 9/12/2013 Recorded Date of DOT: 10/08/2013 Reception No. of DOT: 2013148246 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$93,100.00 Outstanding Principal Amount as of the date hereof: \$93,019.56 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 31 AND 32, BLOCK 14, WESTLAWN ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 655 OSCEOLA ST S, DENVER, CO 80219-2635

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 May 2, 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

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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: 3/08/2024 Last Publication: 4/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/27/2024 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 #: CO11647

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

**District Court Arapahoe County
Case No. 2024PR30205, Division: CLX
In the Matter of the Estate of**

William Bolton Allen, a/k/a William B. Allen, a/k/a Bill Allen, 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 July 8, 2024, or the claims may be forever barred.

Joy Woller
Personal Representative
c/o 5350 S. Roslyn St., Ste. 100
Greenwood Village, Co 80111
Denise Hoffman White, Esq., Atty. Reg. #33143
Joseph A. Orrino, Esq., Atty. Reg. #50499
Laura K. Ross, Esq., Att. Reg. #57481
Attorneys for the Personal Representative
Hoffman Nies Dave & Meyer LLP
5350 S. Roslyn St., Ste. 100
Greenwood Village, CO 80111
Phone Number: (303) 860-7140
FAX Number: (303) 860-7344
Email: dhoffman@hn-colaw.com,
jorino@hn-colaw.com, lross@hn-colaw.com
First Publication: March 8, 2024
Second Publication: March 15, 2024
Third Publication: March 22, 2024
Published: Intermountain Jewish News

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

**Denver Probate Court
Case Number: 24PR107
In the Matter of the Estate of**

**Dolores A Dews aka Dolores Ann Dews aka Dolores A Smock aka Dolores Ann Smock aka Dee A Dews aka
Dee Ann Dews aka Dolores A Scheidler aka Dolores Ann Scheidler, 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 July 8, 2024, or the claims may be forever barred.

DANIEL J. SMOCK
Personal Representative
2050 County Road 782
Woodland Park, CO 80863
Phone: 719-286-7214
E-mail: dashsmo2@gmail.com
First Publication: March 8, 2024
Second Publication: March 15, 2024
Third Publication: March 22, 2024
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000528 To Whom It May Concern: On 12/29/2023 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: 1522 BOULDER STREET, LLC, A COLORADO LIMITED LIABILITY COMPANY F/K/A 2563 15TH STREET, LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: 2563 INVESTOR, LLC Current Holder of Evidence of Debt: 2563 INVESTOR, LLC Date of Deed of Trust (DOT): 7/28/2017 Recorded Date of DOT: 7/31/2017 Reception No. of DOT: 2017099368 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$1,612,175.59 Outstanding Principal Amount as of the date hereof: \$1,301,772.99 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 HOLDER OF THE EVIDENCE OF DEBT SECURED BY THE DEED OF

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TRUST DESCRIBED ABOVE DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST AS FOLLOWS: FAILURE TO MAKE PAYMENTS AS REQUIRED BY THE TERMS OF THE PROMISSORY NOTE AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property:

THE REAL PROPERTY LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL OF LOTS 13 THROUGH 16, BLOCK 13, KASSERMAN'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO; TOGETHER WITH 1/2 OF THE VACATED ALLEY ADJACENT TO SAID LOTS, AND TOGETHER WITH ALL OF BLOCK 14, CASEMENT'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING NORTHEASTERLY OF FIFTEENTH STREET, EXCEPT THAT PART OF SAID BLOCK 14, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID BLOCK 14, SAID POINT BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF 15TH STREET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF 15TH STREET, 42.28 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 89°15'33" AND NORTHEASTERLY 42.63 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 14; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 135°14'10" AND SOUTHERLY ALONG SAID EAST LINE OF BLOCK 14 A DISTANCE OF 60.04 FEET TO THE POINT OF BEGINNING. AND TOGETHER WITH THAT PART OF BLOCK 12, UNION'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING SOUTHEASTERLY OF BOULDER STREET.

PARCEL 2:

THE BENEFICIAL EASEMENT CONTAINED IN CROSS GRANT OF EASEMENT RECORDED NOVEMBER 20, 1995 AT RECEPTION NO. 9500144901 AS AFFECTED BY THE SUPPLEMENTAL GRANT OF EASEMENT RECORDED JANUARY 8, 2001 AT RECEPTION NO. 2001003089, AND AGREEMENT AND CROSS GRANT OF EASEMENT RECORDED JANUARY 8, 2001 AT RECEPTION NO. 2001003090. Which has the address of 2563 15TH STREET, SUITE 200, 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 May 2, 2024, Online at <https://www.denver.realestateclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realestateclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/08/2024 Last Publication: 4/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/27/2024 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: MARKUS WILLIAMS YOUNG & HUNSICKER LLC Denver Registration #: 23328 PETER Q. MURPHY, 1775 SHERMAN STREET, SUITE 1950, DENVER, CO 80203 Phone #: 303-830-0800 Attorney File #: 11753.002

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

**District Court, Adams County
Case No. 2023PR360, Division T1
In the Matter of the Estate of**

SHIRLEY GRAY a/k/a SHIRLEY A. GRAY, Deceased.

All persons having claims against the above named estate are required to present them to the Special Administrator or to District Court of Adams, County, Colorado on or before July 1, 2024, or the claims may be forever barred.

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

Christopher Turner, #43245
GANTENBEIN LAW FIRM LLC
1760 Gaylord Street
Denver, CO 80206
Phone 720-593-8295
Fax 720-442-8051

christopher@gantenbeinlaw.com
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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000531 To Whom It May Concern: On 12/26/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SOUTH CORONA STREET LLC Original Beneficiary: MY SCORONA, LLC Current Holder of Evidence of Debt: MY SCORONA, LLC Date of Deed of Trust (DOT): 1/27/2022 Recorded Date of DOT: 2/04/2022 Reception No. of DOT: 2022016267 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,775,000.00 Outstanding Principal Amount as of the date hereof: \$3,653,902.16 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 INCLUDE BUT ARE NOT LIMITED TO THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER THE DEED OF TRUST AND THE DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 9 AND 10, BLOCK 20, STEBBINS' HEIGHTS Which has the address of 1334 SOUTH CORONA STREET, DENVER, CO 80210

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 25, 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: 3/01/2024 Last Publication: 3/29/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/20/2024 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: SPENCER FANE LLP Denver Registration #: 48223 EVAN SINGLETON, 1700 LINCOLN STREET, SUITE 2000, DENVER, CO 80203 Phone #: (303) 839-3750 Attorney File #: 1334 SOUTH CORONA STREET

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000529 To Whom It May Concern: On 12/26/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SOUTH CORONA STREET LLC Original Beneficiary: MY SCORONA, LLC Current Holder of Evidence of Debt: MY SCORONA, LLC Date of Deed of Trust (DOT): 1/27/2022 Recorded Date of DOT: 2/04/2022 Reception No. of DOT: 2022016264 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,775,000.00 Outstanding Principal Amount as of the date hereof: \$3,653,902.16 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 INCLUDE BUT ARE NOT LIMITED TO THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER THE DEED OF TRUST AND THE DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 1 AND 2, BLOCK 20, STEBBIN'S HEIGHTS Which has the address of 1300 SOUTH CORONA STREET, DENVER, CO 80210

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 25, 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: 3/01/2024 Last Publication: 3/29/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/20/2024 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: SPENCER FANE LLP Denver Registration #: 48223 EVAN SINGLETON, 1700 LINCOLN STREET, SUITE 2000, DENVER, CO 80203 Phone #: (303) 839-3750 Attorney File #: 1300 SOUTH CORONA STREET

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**Case No. 2023PR30154, Division T1
In the Matter of the Estate of
GERALD B. PARKER a/k/a GERALD PARKER, Deceased.**

All persons having claims against the above named estate are required to present them to the Special Administrator or to District Court of Broomfield, County, Colorado on or before July 1, 2024, or the claims may be forever barred.

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

Christopher Turner, #43245
GANTENBEIN LAW FIRM LLC
1760 Gaylord Street
Denver, CO 80206
Phone 720-593-8295
Fax 720-442-8051

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

**Denver Probate Court
Case No. 2024PR030028
In the Matter of the Estate of
GERTRUDE SCORE A/K/A
GERTRUDE A. SCORE, ESQ., 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 STATE OF COLORADO 1437 BANNOCK STREET DENVER CO 80202 on or before four (4) months from the date of the first publication or the claims may be forever barred.

Wayne E. Vaden, Esq. (#21026)
Sydney C. Merrell, Esq. (#57396)
Attorneys for the Personal Representative
CITY PARK LAW GROUP, LLC
12075 E. 45th Avenue, Suite 100-B
Denver, CO 80239
(303) 377-2933 Voice
(303) 377-2834 Facsimile w.vaden@cityparklaw.com s.merrell@cityparklaw.com

First Publication: March 1, 2024
Second Publication: March 8, 2024
Third Publication: March 15, 2024
Published: Intermountain Jewish News

PUBLIC NOTICE

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

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

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

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 18, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses

of sale and other items allowed by law, and will the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction.

Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/23/2024 Last Publication: 3/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/13/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000009922758

LEGAL DESCRIPTION

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

CONDOMINIUM UNIT 303, THE LOFTS AT STAPLETON, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED MAY 27, 2005 AT RECEPTION NO 2005087796, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LOFTS AT STAPLETON, RECORDED ON MAY 27, 2005 AT RECEPTION NO. 2005087795, IN SAID RECORDS.

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

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

District Court, Arapahoe County

Case No. 2024PR30251

In the Matter of the Estate of

Norman M. Feldman, a/k/a Norman Martin Feldman, a/k/a Norman Feldman, a/k/a Norm Feldman, 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 July 15, 2024, or the claims may be forever barred.

Jennifer H. Walters

Co-Personal Representative

1255 Olive St.

Denver, Colorado 80220

Sandra L. Feldman

Co-Personal Representative

5455 Landmark Pl. #1414

Greenwood Village, CO 80111

AMY M. DANNEIL, Esq. Atty. Reg. #: 35942

Attorney for the Co-Personal Representatives

Danneil Law, P.C.

2373 Central Park Blvd., Suite 100

Denver, CO 80238

Phone Number: 303-803-1055

E-mail: amy@danneillawpc.com

First Publication: March 15, 2024

Second Publication: March 22, 2024

Third Publication: March 29, 2024

Published: Intermountain Jewish News

Denver Probate Court

1437 Bannock Street, Rm. 230

Denver, Colorado 80202

In the Matter of the Determination of Heirs or Devisees or Both and of Interests in Property of: MARYLEE K. LOTH, Deceased

Case Number: 2024PR030239

Division Courtroom

NOTICE OF HEARING BY PUBLICATION TO INTERESTED PERSONS AND OWNERS BY DESCENT OR SUCCESSION PURSUANT TO §15-12-1303, C.R.S.

To all interested persons and owners by descent or succession (List all names of interested persons and owners by descent or succession):

John Patrick Loth, Spouse

3185 South Beeler Street

Denver, CO 80231

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

Amy Rachelle Keables, Daughter
3502 42 Avenue NE
Tacoma, WA 98422

A petition has been filed alleging that the above decedent(s) died leaving the following property (including legal description if real property):

Description of Property

Location of Property

The hearing on the petition will be held at the following time and location or at a later date to which the hearing may be continued:

Date: March 20, 2024

Time: 8:00 am

Courtroom or Division: Address: 1437 Bannock Street, Rm. 230, Denver, CO 80202

The hearing will take approximately One (1) hour.

Note:

- You must answer the petition on or before the hearing date and time specified above.
- Within the time required for answering the petition, all objections to the petition must be in writing, filed with the court and served on the petitioner and any required filing fee must be paid.
- The hearing shall be limited to the petition, the objections timely filed and the parties answering the petition in a timely manner. If the petition is not answered and no objections are filed, the court may enter a decree without a hearing.

Attorney or Party Without Attorney (Name and Address):

Lori L. Kalata, Esq., Atty. Reg. #: 45839

360 S. Garfield St., 6th Floor

Denver, Colorado 80209

Phone Number: (303) 333-9810

E-mail: lkalata@fostergraham.com

FAX Number: (303) 333-9786

Name of Newspaper: Intermountain Jewish News

I am acknowledging I am filling in the blanks and not changing anything else on the form.

First Publication: March 8, 2024

Second Publication: March 15, 2024

Third Publication: March 22, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000535 To Whom It May Concern: On 12/27/2023 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: LENDE LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: MERCHANTS MORTGAGE & TRUST CORPORATION Current Holder of Evidence of Debt: TOORAK CAPITAL PARTNERS, LLC Date of Deed of Trust (DOT): 5/05/2022 Recorded Date of DOT: 5/06/2022 Reception No. of DOT: 2022061725 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$429,891.00 Outstanding Principal Amount as of the date hereof: \$429,891.00 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 34, BLOCK 2, VALLEY STATION FILING NO.2, IN THE CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4348 NORTH SABLE 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 April 25, 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: 3/01/2024 Last Publication: 3/29/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/20/2024 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-23-971955-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000002 To Whom It May Concern: On 1/03/2024 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: CHERI M GARSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITYWIDE HOME LOANS, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 9/25/2020 Recorded Date of DOT: 10/05/2020 Reception No. of DOT: 2020162645 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$294,566.00 Outstanding Principal Amount as of the date hereof: \$277,860.21 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: LOT 25, BLOCK 5, MAR-LEE MANOR FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3800 W COLORADO AVE, DENVER, CO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 2, 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: 3/08/2024 Last Publication: 4/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/27/2024 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 #: 22-026513

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000524 To Whom It May Concern: On 12/26/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LUIS GUSTAVO ARANO LOPEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 4/12/2019 Recorded Date of DOT: 4/17/2019 Reception No. of DOT: 2019046040 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$306,839.00 Outstanding Principal Amount as of the date hereof: \$287,215.61 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 9, BLOCK 1, SHERIDAN TERRACE-FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5001 W. NEVADA PLACE, DENVER, CO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 25, 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: 3/01/2024 Last Publication: 3/29/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/20/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L.

BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 22-027494

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000516 To Whom It May Concern: On 12/15/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: PHILIP J. LOVISON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LAND HOME FINANCIAL SERVICES, INC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 5/07/2015 Recorded Date of DOT: 5/13/2015 Reception No. of DOT: 2015061423 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$397,842.00 Outstanding Principal Amount as of the date hereof: \$340,546.67 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THAT PART OF PLOT 4, BLOCK 5, RESUBDIVISION OF LAKERIDGE, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH CORNER OF SAID PLOT THENCE NORTHEASTERLY TO THE NORTHEAST CORNER; THENCE NORTHWESTERLY ALONG THE NORTH LINE NINETY (90) FEET; THENCE SOUTHWESTERLY PARALLEL TO THE SOUTHEASTERLY LINE TO THE SOUTH LINE; THENCE SOUTHEASTERLY NINETY (90) FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4495 WEST LAKERIDGE ROAD, DENVER, CO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 18, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/23/2024 Last Publication: 3/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/13/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO22512

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000511 To Whom It May Concern: On 12/13/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: RUBEN LEROY GOMEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS BENEFICIARY, AS NOMINEE FOR ROYAL PACIFIC FUNDING CORP. Current Holder of Evidence of Debt: ROYAL PACIFIC FUNDING CORPORATION Date of Deed of Trust (DOT): 12/14/2020 Recorded Date of DOT: 12/15/2020 Reception No. of DOT: 2020211169 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$232,000.00 Outstanding Principal Amount as of the date hereof: \$222,673.73 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 31 AND LOT 32, BLOCK 42, SOUTH DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2771 W 1ST AVE, DENVER, CO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 11, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/16/2024 Last Publication: 3/15/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/06/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 23-CO00182-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000515 To Whom It May Concern: On 12/15/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: IRENE LOUISE LINGUIST and JOHN CHARLES LINGUIST Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 12/28/2016 Recorded Date of DOT: 1/06/2017 Reception No. of DOT: 2017002022 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$261,000.00 Outstanding Principal Amount as of the date hereof: \$230,418.09 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 9, BLOCK 12, HUTCHINSON HILLS FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 8097 EAST LEHIGH DRIVE, DENVER, COLORADO 80237

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 18, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/23/2024 Last Publication: 3/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/13/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-23-971765-LL

PUBLIC NOTICE

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

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 18, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law.

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

Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/23/2024 Last Publication: 3/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/13/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000009953142

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000510 To Whom It May Concern: On 12/13/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ASHLEY V ESPARSEN-GARCIA and PETER J RODRIGUEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 11/18/2020 Recorded Date of DOT: 12/03/2020 Reception No.of DOT: 2020202519 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$356,425.00 Outstanding Principal Amount as of the date hereof: \$337,434.17 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: LOT 22, BLOCK 11, GREEN VALLEY RANCH FILING NO. 37, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 18753 E 51ST AVE, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 11, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/16/2024 Last Publication: 3/15/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/06/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L. BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 22-027896

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

1777 Sixth Street, P.O. Box 4249

Boulder, Colorado 80306-4249

Ph: (303) 441-3750

Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

Denver, Colorado 80202

Phone Number: (303) 991-5970

E-mail: erjonsen@jonsen.net

E-mail: bpompea@allen-vellone.com

Case Number: 2022CV30070

Division/Courtroom:

summons by publication

TO THE ABOVE-NAMED DEFENDANT(S): **EDWARD PERKINS**

You are hereby summoned and required to appear and defend against the claims of the Second Amended Complaint filed on November 13, 2023, with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the Second Amended Complaint may be obtained from the clerk of the court.

If you fail to file your answer or other response to the Second Amended Complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the Second Amended Complaint without further notice.

Plaintiffs seek a declaratory judgment under C.R.C.P. 57 and C.R.S. 13-51-101 et seq. against defendant Edward Perkins (1) determining Plaintiff's right of use, access and maintenance of Chute Road in Boulder County, Colorado, and (2) the defendant's rights, if any, of use, access and maintenance of Chute Road, including their rights of use, access and maintenance across Plaintiffs' Property as described in the Second Amended Complaint.

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

s/Bailey C. Pompea

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

1600 Stout Street, Suite 1900

Denver, CO 80202

(303)534-4499/ (303) 991-5970

Email: erjonsen@jonsen.net

Email: bpompea@allen-vellone.com

This summons is issued pursuant to Rule 4(g), Colorado Rules of Civil Procedure.

*Rule 12(a), C.R.C.P., allows -35 days for answer or response where service of process is by publication. However, under various statutes, a different response time is set forth; e.g., §38-6-104, C.R.S. (eminent domain); §38-36-121, C.R.S. (Torrens registration).

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 #: 0000000955329

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

Intermountain Jewish News
Legal Notices, March 15, 2024
www.ijn.com/legal-notice

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

1777 Sixth Street, P.O. Box 4249
Boulder, Colorado 80306-4249
Ph: (303) 441-3750
Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

Denver, Colorado 80202

Phone Number: (303) 991-5970

E-mail: erjonsen@jonsen.net

E-mail: bpompea@allen-vellone.com

Case Number: 2022CV30070

Division/Courtroom:

summons by publication

TO THE ABOVE-NAMED DEFENDANT(S): **RYAN BURKLE**

You are hereby summoned and required to appear and defend against the claims of the Second Amended Complaint filed on November 13, 2023, with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the Second Amended Complaint may be obtained from the clerk of the court.

If you fail to file your answer or other response to the Second Amended Complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the Second Amended Complaint without further notice.

Plaintiffs seek a declaratory judgment under C.R.C.P. 57 and C.R.S. 13-51-101 et seq. against defendant Ryan Burkle (1) determining Plaintiff's right of use, access and maintenance of Chute Road in Boulder County, Colorado, and (2) the defendant's rights, if any, of use, access and maintenance of Chute Road, including their rights of use, access and maintenance across Plaintiffs' Property as described in the Second Amended Complaint.

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

s/Bailey C. Pompea

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

1600 Stout Street, Suite 1900

Denver, CO 80202

(303)534-4499/ (303) 991-5970

Email: erjonsen@jonsen.net

Email: bpompea@allen-vellone.com

This summons is issued pursuant to Rule 4(g), Colorado Rules of Civil Procedure.

*Rule 12(a), C.R.C.P., allows -35 days for answer or response where service of process is by publication. However, under various statutes, a different response time is set forth; e.g., §38-6-104, C.R.S. (eminent domain); §38-36-121, C.R.S. (Torrens registration).

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000509 To Whom It May Concern: On 12/12/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DAVID LEE SALAZAR and ARTA BELEN VIGIL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITYWIDE HOME LOANS, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 2/22/2017 Recorded Date of DOT: 2/23/2017 Reception No. of DOT: 2017026038 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$358,308.00 Outstanding Principal Amount as of the date hereof: \$336,210.98 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: LOT 3, BLOCK 9, GREEN VALLEY RANCH FILING NO. 62, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 19132 EAST 55TH PLACE, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 11, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/16/2024 Last Publication: 3/15/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/06/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 22-027719

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000006 To Whom It May Concern: On 1/03/2024 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 ANGEL ROBLES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES Date of Deed of Trust (DOT): 5/27/2016 Recorded Date of DOT: 5/31/2016 Reception No. of DOT: 2016070556 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$294,566.00 Outstanding Principal Amount as of the date hereof: \$252,608.87 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 5, RESUBDIVISION OF BLOCK 6, CARLSON-MCCLELLAND-FREDERICS GREEN ACRES, FILING NO. 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1460 S TEJON 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 May 2, 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: 3/08/2024 Last Publication: 4/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/27/2024 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 #: CO11795

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000525 To Whom It May Concern: On 12/26/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: BETTIE JEAN L. WILLIAMS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARAMOUNT EQUITY MORTGAGE, LLC DBA LOANPAL, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SPECIALIZED LOAN SERVICING LLC Date of Deed of Trust (DOT): 7/26/2019 Recorded Date of DOT: 8/02/2019 Reception No. of DOT: 2019100276 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$185,000.00 Outstanding Principal Amount as of the date hereof: \$173,596.39 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: 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.

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

Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 4800 HALE PARKWAY, UNIT 411, DENVER, CO 80220
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 25, 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: 3/01/2024 Last Publication: 3/29/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/20/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L. BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-030757

LEGAL DESCRIPTION

Condominium Unit No. 411N, Park Mayfair Condominiums according to the Condominium Map thereof recorded on November 1, 1983, in Book 25 at Page 6 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 Park Mayfair Condominiums recorded on November 1, 1983, in Book 2944 at Page 336 in said records; together with the exclusive right to use the following limited elements: underground or uncovered or covered parking space N/A and Storage Locker No. 12, City and County of Denver, State of Colorado

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000530 To Whom It May Concern: On 12/26/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SOUTH CORONA STREET LLC Original Beneficiary: MY SCORONA, LLC Current Holder of Evidence of Debt: MY SCORONA, LLC Date of Deed of Trust (DOT): 1/27/2022 Recorded Date of DOT: 2/04/2022 Reception No. of DOT: 2022016268 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,775,000.00 Outstanding Principal Amount as of the date hereof: \$3,653,902.16 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 INCLUDE BUT ARE NOT LIMITED TO THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER THE DEED OF TRUST AND THE DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 37 AND 38, BLOCK 19, STEBBINS' HEIGHTS Which has the address of 1345 SOUTH CORONA STREET, DENVER, CO 80210

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 25, 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: 3/01/2024 Last Publication: 3/29/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/20/2024 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: SPENCER FANE LLP Denver Registration #: 48223 EVAN SINGLETON, 1700 LINCOLN STREET, SUITE 2000, DENVER, CO 80203 Phone #: (303) 839-3750 Attorney File #: 1345 SOUTH CORONA STREET

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C00042, Courtroom: 170

Public Notice is given on 2/23/2024 that a Petition for a Change of Name of an Adult has been filed with the Denver County Court.

The Petition requests that the name of MIHRETEAB YEMANE OKBAZGI be changed to JOSSY O. YEMANE.

First Publication: March 1, 2024

Second Publication: March 8, 2024

Intermountain Jewish News
Legal Notices, March 15, 2024
www.ijn.com/legal-notice

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

Third Publication: March 15, 2024
Published: Intermountain Jewish News

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

**Denver Probate Court
Case No. 2024PR30076
In the Matter of the Estate of
MARCIA LOU RODGERS a/k/a
MARCIA L. RODGERS, 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 July 8, 2024, or the claims may be forever barred.

ALLEN ROZANSKY, Esq., Atty. Reg. #24770

Attorney for the Personal Representative

Rozansky Law LLC

2301 Blake Street

Denver, Colorado 80205

Phone Number: (303) 263-9294

FAX Number: (303) 484-3995

E-mail: allen@estate-protector.com

First Publication: March 8, 2024

Second Publication: March 15, 2024

Third Publication: March 22, 2024

Published: Intermountain Jewish News

**COLORADO DIVISION OF INSURANCE
SYNOPSIS OF ANNUAL STATEMENT FOR
PUBLICATION**

**Required pursuant to §10-3-109(1), C.R.S.
FOR YEAR 2023**

**As Rendered to the Commissioner of Insurance
LINCOLN HERITAGE LIFE INSURANCE COMPANY
NAIC Number 65927**

4343 East Camelback Road
Phoenix, AZ 85018

Assets \$1,247,863,718

Liabilities \$1,132,303,477

Capital and Surplus/Policyholder Surplus \$115,560,241

**DIVISION OF INSURANCE
CERTIFICATE OF AUTHORITY**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the

LINCOLN HERITAGE LIFE INSURANCE COMPANY

organized under the laws of Illinois, subject to its Articles of Incorporation or other fundamental organizational documents and in consideration of its compliance with the laws of Colorado, is hereby licensed to transact business as a Life insurance company, as provided by the Insurance Laws of Colorado, as amended, so long as the insurer continues to conform to the authority granted by its Certificate and its corporate articles, or its Certificate is otherwise revoked, canceled or suspended.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of my office to be affixed at the City and County of Denver this first day of March, 2024.

**MICHAEL CONWAY
Commissioner of Insurance**

First Publication: March 8, 2024

Last Publication: March 29, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000003 To Whom It May Concern: On 1/03/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to DENVER NOTICE OF SALE Public Trustee Sale No.2024-000003 To Whom It May Concern: On 1/03/2024 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: MARY MELLON and JOSEPH J MELLON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN BROKERS CONDUIT, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2006-2, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-2 Date of Deed of Trust (DOT): 6/01/2006 Recorded Date of DOT: 7/12/2006 Reception No.of DOT: 2006111638 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$840,000.00 Outstanding Principal Amount as of the date hereof: \$566,092.13 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 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 1401 WEWATTA STREET #806, 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 May 2, 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: 3/08/2024 Last Publication: 4/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/27/2024 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 #: 23-031539

Legal Description

Condominium Unit 806, (together with exclusive right to use Parking Spaces B1-64 and B1-65 and Storage Space S1-28) Waterside Lofts Condominiums according to the Condominium Map thereof, recorded on September 27, 2002, with Reception Number 2002173931, 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 Waterside Lofts Condominiums Condominium Declaration recorded on September 27, 2002, with Reception number 2002173930, in said records. City and County of Denver, State of Colorado.

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C00182, Courtroom: 170

Public Notice is given on 3/8/2024 that a Petition for a Change of Name of a Minor Child has been filed with the Denver County Court.

The Petition requests that the name of MELANIE ROJAS-CABRERA be changed to MELANIE CABRERA.

First Publication: March 15, 2024

Second Publication: March 22, 2024

Third Publication: March 29, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000010 To Whom It May Concern: On 1/05/2024 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: JENNIFER MCLEOD Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR JLB CORPORATION DBA GOLDEN OAK LENDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 7/16/2019 Recorded Date of DOT: 7/18/2019 Reception No. of DOT: 2019093146 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$473,575.00 Outstanding Principal Amount as of the date hereof: \$447,295.41 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 34 AND 35, BLOCK 1, ELMWOOD PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3240 MONACO PKWY, DENVER, CO 80207

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 9, 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

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

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: 3/15/2024 Last Publication: 4/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/05/2024 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-23-972688-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000018 To Whom It May Concern: On 1/10/2024 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: JONATHAN ROMAN GONZALEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC Current Holder of Evidence of Debt: UNITED WHOLESALE MORTGAGE, LLC Date of Deed of Trust (DOT): 3/01/2021 Recorded Date of DOT: 3/09/2021 Reception No. of DOT: 2021043451 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$210,500.00 Outstanding Principal Amount as of the date hereof: \$200,806.92 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 NO. 2, BUILDING NO. C, HILAND HILLS TOWNHOUSES, A CONDOMINIUM, IN ACCORDANCE WITH THE DECLARATION RECORDED MAY 6, 1977 IN BOOK 1433 AT PAGE 614, AND AS AMENDED AUGUST 24, 1978 IN BOOK 1732 AT PAGE 571, AND CONDOMINIUM MAP RECORDED ON MAY 6, 1977 UNDER RECEPTION NO. 91653 OF THE DENVER COUNTY RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 7995 E MISSISSIPPI AVE C2, DENVER, CO 80247

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 9, 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: 3/15/2024 Last Publication: 4/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/05/2024 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 #: 000000010009793

NOTICE OF SALE

All individuals interested in the following-described vehicles are hereby notified that their vehicles are to be sold at **BMW of Denver Downtown** 1040 S. Colorado Blvd. Denver, CO 80246

Phone: (303) 759-4646

YEAR/MAKE/MODEL/TYPE/COLOR VIN

2016 BMW X1 SU BLUE E54152

2015 BMW X6 M UP BLACK G93645

Date of Publication: March 15, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

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

YEAR/MAKE/MODEL VIN #

2006 Cadillac Escalade ESV 225805

2016 Subaru Forester 537042

2013 Subaru Legacy 013102

Date of Publication: March 15, 2024

Published: Intermountain Jewish News

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

Intermountain Jewish News
Legal Notices, March 15, 2024

www.ijn.com/legal-notice

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

1777 Sixth Street, P.O. Box 4249

Boulder, Colorado 80306-4249

Ph: (303) 441-3750

Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

Denver, Colorado 80202

Phone Number: (303) 991-5970

E-mail: erjonsen@jonsen.net

E-mail: bpompea@allen-vellone.com

Case Number: 2022CV30070

Division/Courtroom:

summons by publication

TO THE ABOVE-NAMED DEFENDANT(S): : **BLAKE LEINO**

You are hereby summoned and required to appear and defend against the claims of the Second Amended Complaint filed on November 13, 2023, with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the Second Amended Complaint may be obtained from the clerk of the court.

If you fail to file your answer or other response to the Second Amended Complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the Second Amended Complaint without further notice.

Plaintiffs seek a declaratory judgment under C.R.C.P. 57 and C.R.S. 13-51-101 et seq. against defendant : Blake Leino (1) determining Plaintiff's right of use, access and maintenance of Chute Road in Boulder County, Colorado, and (2) the defendant's rights, if any, of use, access and maintenance of Chute Road, including their rights of use, access and maintenance across Plaintiffs' Property as described in the Second Amended Complaint.

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

s/Bailey C. Pompea

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

1600 Stout Street, Suite 1900

Denver, CO 80202

(303)534-4499/ (303) 991-5970

Email: erjonsen@jonsen.net

Email: bpompea@allen-vellone.com

This summons is issued pursuant to Rule 4(g), Colorado Rules of Civil Procedure.

*Rule 12(a), C.R.C.P., allows -35 days for answer or response where service of process is by publication. However, under various statutes, a different response time is set forth; e.g., §38-6-104, C.R.S. (eminent domain); §38-36-121, C.R.S. (Torrens registration).

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

1777 Sixth Street, P.O. Box 4249

Boulder, Colorado 80306-4249

Ph: (303) 441-3750

Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

Denver, Colorado 80202

Phone Number: (303) 991-5970

E-mail: erjonsen@jonsen.net

E-mail: bpompea@allen-vellone.com

Case Number: 2022CV30070

Division/Courtroom:

summons by publication

TO THE ABOVE-NAMED DEFENDANT(S): **JAMES GALBIATI**

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

You are hereby summoned and required to appear and defend against the claims of the Second Amended Complaint filed on November 13, 2023, with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the Second Amended Complaint may be obtained from the clerk of the court.

If you fail to file your answer or other response to the Second Amended Complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the Second Amended Complaint without further notice.

Plaintiffs seek a declaratory judgment under C.R.C.P. 57 and C.R.S. 13-51-101 et seq. against defendant James Galbiati (1) determining Plaintiff's right of use, access and maintenance of Chute Road in Boulder County, Colorado, and (2) the defendant's rights, if any, of use, access and maintenance of Chute Road, including their rights of use, access and maintenance across Plaintiffs' Property as described in the Second Amended Complaint.

Dated: March 1, 2024.

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

s/Bailey C. Pompea

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

1600 Stout Street, Suite 1900

Denver, CO 80202

(303)534-4499/ (303) 991-5970

Email: erjonsen@jonsen.net

Email: bpompea@allen-vellone.com

This summons is issued pursuant to Rule 4(g), Colorado Rules of Civil Procedure.

*Rule 12(a), C.R.C.P., allows -35 days for answer or response where service of process is by publication. However, under various statutes, a different response time is set forth; e.g., §38-6-104, C.R.S. (eminent domain); §38-36-121, C.R.S. (Torrens registration).

Public Notice for vehicles to be sold by BEAR ENTERPRISE TOWING

Year/Make/Model	Vin #
2009 Freightliner Cascada	AD8478

Bear Enterprise Towing

PUC: T-03984

Phone: 720-276-9412

Date of Publication: March 15, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C00182, Courtroom: 170

Public Notice is given on 3/8/2024 that a Petition for a Change of Name of a Minor Child has been filed with the Denver County Court.

The Petition requests that the name of

IAN ALEXANDER GARCIA CABRERA be changed to IAN ALEXANDER CABRERA.

First Publication: March 15, 2024

Second Publication: March 22, 2024

Third Publication: March 29, 2024

Published: Intermountain Jewish News

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

1777 Sixth Street, P.O. Box 4249

Boulder, Colorado 80306-4249

Ph: (303) 441-3750

Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

Denver, Colorado 80202

Phone Number: (303) 991-5970

E-mail: erjonsen@jonsen.net

E-mail: bpompea@allen-vellone.com

Case Number: 2022CV30070

Division/Courtroom:

summons by publication

TO THE ABOVE-NAMED DEFENDANT(S): **STEPHANIE LINDQUIST**

You are hereby summoned and required to appear and defend against the claims of the Second Amended Complaint filed on November 13, 2023, with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the Second Amended Complaint may be obtained from the clerk of the court.

If you fail to file your answer or other response to the Second Amended Complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the Second Amended Complaint without further notice.

Plaintiffs seek a declaratory judgment under C.R.C.P. 57 and C.R.S. 13-51-101 et seq. against defendant Stephanie Lindquist (1) determining Plaintiff's right of use, access and maintenance of Chute Road in Boulder County, Colorado, and (2) the defendant's rights, if any, of use, access and maintenance of Chute Road, including their rights of use, access and maintenance across Plaintiffs' Property as described in the Second Amended Complaint.

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

s/Bailey C. Pompea

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

1600 Stout Street, Suite 1900

Denver, CO 80202

(303)534-4499/ (303) 991-5970

Email: erjonsen@jonsen.net

Email: bpompea@allen-vellone.com

This summons is issued pursuant to Rule 4(g), Colorado Rules of Civil Procedure.

*Rule 12(a), C.R.C.P., allows -35 days for answer or response where service of process is by publication. However, under various statutes, a different response time is set forth; e.g., §38-6-104, C.R.S. (eminent domain); §38-36-121, C.R.S. (Torrens registration).

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

1777 Sixth Street, P.O. Box 4249

Boulder, Colorado 80306-4249

Ph: (303) 441-3750

Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

Denver, Colorado 80202

Phone Number: (303) 991-5970

E-mail: erjonsen@jonsen.net

E-mail: bpompea@allen-vellone.com

Case Number: 2022CV30070

Division/Courtroom:

summons by publication

TO THE ABOVE-NAMED DEFENDANT(S): **MIRIAM MARON**

You are hereby summoned and required to appear and defend against the claims of the Second Amended Complaint filed on November 13, 2023, with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the Second Amended Complaint may be obtained from the clerk of the court.

If you fail to file your answer or other response to the Second Amended Complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the Second Amended Complaint without further notice.

Plaintiffs seek a declaratory judgment under C.R.C.P. 57 and C.R.S. 13-51-101 et seq. against defendant Miriam Maron (1) determining Plaintiff's right of use, access and maintenance of Chute Road in Boulder County, Colorado, and (2) the defendant's rights, if any, of use, access and maintenance of Chute Road, including their rights of use, access and maintenance across Plaintiffs' Property as described in the Second Amended Complaint.

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

s/Bailey C. Pompea

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

1600 Stout Street, Suite 1900

Denver, CO 80202

(303)534-4499/ (303) 991-5970

Email: erjonsen@jonsen.net

Email: bpompea@allen-vellone.com

This summons is issued pursuant to Rule 4(g), Colorado Rules of Civil Procedure.

*Rule 12(a), C.R.C.P., allows -35 days for answer or response where service of process is by publication. However, under various statutes, a different response time is set forth; e.g., §38-6-104, C.R.S. (eminent domain); §38-36-121, C.R.S. (Torrens registration).

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000505 To Whom It May Concern: On 12/12/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SUZANNE TODD Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GMAC MORTGAGE, LLC F/K/A GMAC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QS1 Date of Deed of Trust (DOT): 11/20/2006 Recorded Date of DOT: 12/05/2006 Reception No. of DOT: 2006193117 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$322,000.00 Outstanding Principal Amount as of the date hereof: \$365,839.14 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 345 ACOMA STREET, DENVER, CO 80223

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 11, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/16/2024 Last Publication: 3/15/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/06/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L. BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 22-027590

LEGAL DESCRIPTION

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000501 To Whom It May Concern: On 12/11/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: WILLIAM MARTIN POWERS Original Beneficiary: ZB, N.A. DBA VECTRA BANK COLORADO Current Holder of Evidence of Debt: ZIONS BANCORPORATION, N.A. DBA VECTRA BANK COLORADO FKA ZB, N.A. DBA VECTRA BANK COLORADO Date of Deed of Trust (DOT): 4/12/2017 Recorded Date of DOT: 4/28/2017 Reception No. of DOT: 2017056433 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$39,560.00 Outstanding Principal Amount as of the date hereof: \$38,046.03 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been

violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 7 AND 8, BLOCK 20, STEBBINS HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1330 S. CORONA STREET, DENVER, CO 80210 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 11, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/16/2024 Last Publication: 3/15/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/06/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: OVERTURF, MCGATH & HULL, P.C. Denver Registration #: 32660 JASON P RIETZ, 625 EAST 16TH AVENUE SUITE 100, HUDDART TERRACE, DENVER, CO 80203 Attorney File #: 8906

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

Denver Probate Court

Case Number: 2024PR30151

NOTICE TO CREDITORS

In the Matter of the Estate of

STEVEN METZLER, 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 July 8, 2024, or the claims may be forever barred.

SUSAN E. JACOBSON
Personal Representative
8581 E. Iowa Place
Denver, CO 80231

STEPHEN E. OXMAN, Esq. Atty. Reg. #: 5295
Attorney for the Personal Representative
Oxman & Oxman, P.C.
2025 York Street
Denver, CO 80205
Phone No.: 303-321-3747
FAX No.: 303-388-6386
E-mail: stephen@oxmanandoxman.com
First Publication: March 1, 2024
Second Publication: March 8, 2024
Third Publication: March 15, 2024
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000011 To Whom It May Concern: On 1/08/2024 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: MARK SWANSON Original Beneficiary: JOHN C. RICHERT Current Holder of Evidence of Debt: JOHN C. RICHERT Date of Deed of Trust (DOT): 11/01/2017 Recorded Date of DOT: 11/01/2017 Reception No. of DOT: 2017143735 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$220,000.00 Outstanding Principal Amount as of the date hereof: \$220,000.00 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 PAY ALL PRINCIPAL AND INTEREST UPON MATURITY OF THE EVIDENCE OF DEBT. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 7 AND 8, BLOCK 18, FIRST ADDITION TO LAKOTA HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND KNOWN AS 1130 SOUTH HARRISON STREET, DENVER, CO 80210. Which has the address of 1130 SOUTH HARRISON STREET, DENVER, CO 80210

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 9, 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: 3/15/2024 Last Publication: 4/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/05/2024 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: KRAMER LAW LLC Denver Registration #: 31239 HARVEY L KRAMER, 3731 BUFFALO LANE, MONTROSE, CO 81403 Phone #: (303) 282-4342 Attorney File #: 1130 SOUTH HARRISON STREET

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000016 To Whom It May Concern: On 1/10/2024 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: ALICE A. MARSH Original Beneficiary: BANK OF THE WEST Current Holder of Evidence of Debt: BMO BANK N.A. Date of Deed of Trust (DOT): 1/26/2007 Recorded Date of DOT: 2/13/2007 Reception No. of DOT: 2007025147 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$21,000.00 Outstanding Principal Amount as of the date hereof: \$10,653.70 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 9, BLOCK 54, UNIVERSITY HILLS NO. 3 CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3262 S. GLENCOE STREET, 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 May 9, 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: 3/15/2024 Last Publication: 4/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/05/2024 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: MESSNER REEVES LLP Denver Registration #: 33214 DEANNE R STODDEN, 1550 WEWATTA STREET, SUITE 710, DENVER, CO 80202 Phone #: (303) 623-4806 Fax #: 303-623-0552 Attorney File #: 10058.0086/23-000145-01

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

**Denver Probate Court
Case No. 2024PR030072
In the Matter of the Estate of
PAMELA NADINE FISHER, 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 STATE OF COLORADO 1437 BANNOCK STREET DENVER CO 80202 on or before four (4) months from the date of the first publication or the claims may be forever barred.

Wayne E. Vaden, Esq. (#21026)

Sydney C. Merrell, Esq. (#57396)

Attorneys for the Personal Representative

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B

Denver, CO 80239

(303) 377-2933 Voice

(303) 377-2834 Facsimile w.vaden@cityparklaw.com s.merrell@cityparklaw.com

First Publication: March 1, 2024

Second Publication: March 8, 2024

Third Publication: March 15, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000533 To Whom It May Concern: On 12/27/2023 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: SOUTH CORONA STREET LLC Original Beneficiary: MY SCORONA, LLC Current Holder of Evidence of Debt: MY SCORONA, LLC Date of Deed of Trust (DOT): 1/27/2022 Recorded Date of DOT: 2/04/2022 Reception No. of DOT: 2022016265 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,775,000.00 Outstanding Principal Amount as of the date hereof: \$3,653,902.16 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 INCLUDE BUT ARE NOT LIMITED TO THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER THE DEED OF TRUST AND THE DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 3 AND 4, BLOCK 20, STEBBINS' HEIGHTS Which has the address of 1310 SOUTH CORONA STREET, DENVER, CO 80210 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 25, 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: 3/01/2024 Last Publication: 3/29/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/20/2024 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: SPENCER FANE LLP Denver Registration #: 48223 EVAN SINGLETON, 1700 LINCOLN STREET, SUITE 2000, DENVER, CO 80203 Phone #: (303) 839-3750 Attorney File #: 1310 SOUTH CORONA STREET

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000532 To Whom It May Concern: On 12/27/2023 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: SOUTH CORONA STREET LLC Original Beneficiary: MY SCORONA, LLC Current Holder of Evidence of Debt: MY SCORONA, LLC Date of Deed of Trust (DOT): 1/27/2022 Recorded Date of DOT: 2/04/2022 Reception No. of DOT: 2022016266 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,775,000.00 Outstanding Principal Amount as of the date hereof: \$3,653,902.16 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 INCLUDE BUT ARE NOT LIMITED TO THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER THE DEED OF TRUST AND THE DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 5 AND 6, BLOCK 20, STEBBINS' HEIGHTS Which has the address of 1318 SOUTH CORONA STREET, DENVER, CO 80210 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 25, 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: 3/01/2024 Last Publication: 3/29/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/20/2024 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: SPENCER FANE LLP Denver Registration #: 48223 EVAN SINGLETON, 1700 LINCOLN STREET, SUITE 2000, DENVER, CO 80203 Phone #: (303) 839-3750 Attorney File #: 1318 SOUTH CORONA STREET

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000517 To Whom It May Concern: On 12/19/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DOROTHY L. PASTINE and JOESPH T. PASTINE Original Beneficiary: NORWEST MORTGAGE, INC., A CALIFORNIA CORPORATION Current Holder of Evidence of Debt: SEATTLE BANK Date of Deed of Trust (DOT): 12/19/1996 Recorded Date of DOT: 1/06/1997 Reception No. of DOT: 9700001729 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$174,000.00 Outstanding Principal Amount as of the date hereof: \$386,920.84 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, DEATH OF ALL NAMED MORTGAGORS UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1956 SOUTH NEWTON STREET, DENVER, COLORADO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 18, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction.

Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/23/2024 Last Publication: 3/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/13/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-23-968244-LL

LEGAL DESCRIPTION -EXHIBIT A

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

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000519 To Whom It May Concern: On 12/19/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000519 To Whom It May Concern: On 12/19/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: STEVEN ROBERT LOTT Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR FIRST HORIZON HOME LOAN CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE Date of Deed of Trust (DOT): 3/29/2007 Recorded Date of DOT: 4/05/2007 Reception No. of DOT: 2007054382 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$398,000.00 Outstanding Principal Amount as of the date hereof: \$254,257.46 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 3225 BLAKE STREET UNIT 24, DENVER, COLORADO 80205

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

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 18, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction.

Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/23/2024 Last Publication: 3/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/13/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-23-971668-LL

EXHIBIT A

PARCEL 1:

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

PARCEL 2:

PARKING UNIT NO. 54, FIRE CLAY LOFTS CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED SEPTEMBER 14, 2001 AT RECEPTION NO. 2001154463, AS AMENDED OCTOBER 18, 2001, UNDER RECEPTION NO. 2001177425, AND THE DECLARATION RECORDED SEPTEMBER 14, 2001 AT RECEPTION NO. 2001154462, AMENDED, IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, AS AMENDED FROM TIME TO TIME, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

COPIC MEDICAL FOUNDATION

Located at:
7351 E. Lowry Blvd.
Denver, CO 80230
720-858-6000

Will have a copy of its annual report for inspection by interested citizens Between the hours of 9:00 a.m. - 4:30 p.m. Monday through Friday for a period of 180 days from the date of this notice. See Gerald Zarlengo MD.

Date of Publication: March 15, 2024

Published: Intermountain Jewish News

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

District Court, Boulder County

Case Number: 2023PR30658

NOTICE TO CREDITORS

In the Matter of the Estate of

JO ANN FERGUSON a/k/a JO ANN PRICE, 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 July 1, 2024, or the claims may be forever barred.

JENNIFER DANFORD
Personal Representative
5811 Pelican Ct.
Midlothian, TX 76065

BRANDON J. FIELDS, Esq. Atty. Reg #: 30877

Attorney for the Personal Representative

1510 28th St., Suite 275

Boulder, CO 80303

Phone: 303-449-5602

Fax: 303-557-2302

E-mail: Brandon@elderlawboulder.com

First Publication: March 1, 2024

Second Publication: March 8, 2024

Third Publication: March 15, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000503 To Whom It May Concern: On 12/08/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: GREGORY DURAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC. Current Holder of Evidence of Debt: PENNYMAC LOAN SERVICES, LLC Date of Deed of Trust (DOT): 11/24/2020 Recorded Date of DOT: 11/25/2020 Reception No. of DOT: 2020197094 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$326,968.00 Outstanding Principal Amount as of the date hereof: \$310,113.87 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 9111 E MANSFIELD AVE, DENVER, CO 80237

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 11, 2024, Online at <https://www.denver.realestateclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realestateclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/16/2024 Last Publication: 3/15/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/06/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 23CO00519-1

Exhibit A

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

Also

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

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

Together with:

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

DISTRICT COURT, DENVER COUNTY, COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

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

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

Case Number:

2023CV032423

SHERIFF'S NOTICE OF SALE

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

Original Lienholder Vanessa Felix

Original Lienor Brandy Chase at Eastmoor Park Association, Inc.

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

Current Holder of the evidence of debt Brandy Chase at Eastmoor Park Association, Inc.
Date of Lien being foreclosed January 24, 2021
Date of Recording of Lien being foreclosed January 26, 2021
County of Recording Denver
Recording Information 2021013585
Original Principal Balance of the secured indebtedness \$2,198.36
Outstanding Principal Balance of the secured indebtedness as of the date hereof \$19,874.97
Amount of Judgment entered November 8, 2023 \$18,761.97

Description of property to be foreclosed:

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

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

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

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

NOTICE OF SALE

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

NOTICE OF RIGHTS

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

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

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

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

Date: January 25, 2024.
Elias Diggins, Sheriff
City and County of Denver, Colorado
By: Deputy Sheriff Sergeant Roy Line
Attorneys for Plaintiff:
WINZENBURG, LEFF, PURVIS & PAYNE, LLP
Wendy E. Weigler #28419
Address: 8020 Shaffer Parkway, Suite 300,
Littleton, CO 80127
Phone Number: (303) 863-1870
wweigler@wlpplaw.com
First Publication: February 23, 2024
Last Publication: March 22, 2024
Name of Publication: Intermountain Jewish News

DISTRICT COURT, CITY AND COUNTY OF DENVER,
STATE OF COLORADO
Court Address: 1437 Bannock Street
Denver, Colorado 80202
Plaintiff: PACIFIC EXPRESS STABLES, LLC, a Colorado limited liability company
v.
Defendants: RYAN ANDERSON and CROSSFIT LODO, LLC, a Colorado limited liability company
TY OF DENVER, STATE OF COLORADO

Case Number: 2018CV030070

NOTICE OF SALE

TO WHOM IT MAY CONCERN:

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

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

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

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

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

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

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

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORESCLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE LIEN FORESCLOSED. A COPY OF SAID STATUTES, AS SUCH STATUTES ARE PRESENTLY CONSITUTUED, WHICH MAY AFFECT YOUR RIGHTS, IS ATTACHED HERETO, HOWEVER, YOUR RIGHTS MAY BE DETERMINED BY PREVIOUS STATUTES. YOU MAY WISH TO SEEK THE ADVICE OF YOUR OWN ATTORNEY CONCERNING YOUR RIGHTS IN RELATION TO THIS FORECLSOURE PROCEEDING.

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

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

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

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

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

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

Elias Diggins, Sheriff, County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

Attorneys for Plaintiff:

BUSINESS MANAGEMENT LAW GROUP

Stan V. Jezierski #34024

5720 W. 120th Avenue, #2,

Broomfield, CO 80020

Phone Number: (720) 204-3232

Fax Number: (720) 204-3240

E-mail: stan@bmlglaw.com

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