

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

**District Court, Adams County
Case No. 24PR30197
In the Matter of the Estate of
STEPHEN D. McCAUSLIN, aka
STEPHEN McCAUSLIN, Deceased.**

All persons having claims against the above named estate are required to present them to the personal representative or to the District Court of Adams County, Colorado on or before July 22, 2024, or the claims may be forever barred.

Nick Avila, Esq. Atty. Reg. #: 33848

Attorney for Petitioner

3031 West 38th Avenue

Denver, CO 80211

Phone Number: 303-458-1981

Email: nickavila1@msn.com

First Publication: March 22, 2024

Second Publication: March 29, 2024

Third Publication: April 5, 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

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

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 ACCELERATE 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:

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

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.

**Denver Probate Court
Case No. 2024PR030266
In the Matter of the Estate of
SOHNDRA ELAINE EDMONDS A/K/A
SOHNDRA EDMONDS, 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 22, 2024

Second Publication: March 29, 2024

Third Publication: April 5, 2024

Published: Intermountain Jewish News

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

**Denver Probate Court
Case No. 2024PR030234
In the Matter of the Estate of
GAILE ELIZABETH DUMAS A/K/A
GAILE E. DUMAS, 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

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

CITY PARK LAW GROUP, LLC
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(303) 377-2834 Facsimile w.vaden@cityparklaw.com s.merrell@cityparklaw.com
First Publication: March 22, 2024
Second Publication: March 29, 2024
Third Publication: April 5, 2024
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

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

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

Case Number:
2023CV032423

SHERIFF'S NOTICE OF SALE

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

Original Lientee Vanessa Felix

Original Lienor Brandy Chase at Eastmoor Park Association, Inc.

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

Date of Lien being foreclosed January 24, 2021

Date of Recording of Lien being foreclosed January 26, 2021

County of Recording Denver

Recording Information 2021013585

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

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

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

Description of property to be foreclosed:

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

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

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

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

NOTICE OF SALE

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

NOTICE OF RIGHTS

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

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

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

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

Date: January 25, 2024.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Roy Line

Attorneys for Plaintiff:

WINZENBURG, LEFF, PURVIS & PAYNE, LLP

Wendy E. Weigler #28419

Address: 8020 Shaffer Parkway, Suite 300,
Littleton, CO 80127

Phone Number: (303) 863-1870

wweigler@wlpplaw.com

First Publication: February 23, 2024

Last Publication: March 22, 2024

Name of Publication: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Klaus' Towing abandoned vehicle sale: Address: 3880 Wabash Street, Colorado Springs, Colorado, 80906, Phone: (719) 391-0600. **Sale Date: 03/22/2024:

STOCK	YEAR	MAKE/MODEL	VIN
330596	2004	BMW 325 XI	R13833
331057	2000	Buick Century	350304
330334	1985	Chevrolet G-Series	141902
330694	2007	Chevrolet Malibu	117832
330833	1991	Chevrolet Silverado	110296
330793	2004	Chevrolet TrailBlazer	204173
330808	2004	Dodge Neon	568517
330439	2010	Ford F 150	A59933
330835	2018	Ford Escape	A31725
330561	1995	GMC Jimmy	541218
330817	2004	Honda Odyssey	024100
330967	2002	Mercury Sable	613498
330761	2011	Nissan Maxima	817827
330101	2001	Oldsmobile Alero	212998
330955	2000	Plymouth Neon	712504
330320	2008	Toyota Prius	350272

Date of Publication: March 22, 2024

Published: Intermountain Jewish News

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

District Court Douglas County

Case No. 2024PR30084

In the Matter of the Estate of

ALEXANDER STEWART FIELDMAN,

also known as ALEXANDER S. FIELDMAN, also known as STEWART FIELDMAN, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Douglas County, Colorado on or before July 29, 2024, or the claims may be forever barred.

Andrew Stathopoulos, Esq., Atty. Reg #: 15241

Attorney for the Personal Representative

Illumine Legal LLC

8055 E. Tufts Ave., Suite 1350

Denver, CO 80237

Phone Number: 303:228-2241

FAX Number: 720-815-0070

Email: andy@illumine.legal

First Publication: March 22, 2024

Second Publication: March 29, 2024

Third Publication: April 5, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000007 To Whom It May Concern: On 1/16/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to DENVER NOTICE OF SALE Public Trustee Sale No.2024-000007 To Whom It May Concern: On 1/16/2024 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: 1801 BROADWAY NOVEL COWORKING LLC Original Beneficiary: LOANCORE CAPITAL CREDIT REIT LLC Current Holder of Evidence of Debt: LOANCORE CAPITAL CREDIT REIT LLC Date of Deed of Trust (DOT): 4/04/2019 Recorded Date of DOT: 4/05/2019 Reception No.of DOT: 2019041488 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$35,415,717.00 Outstanding Principal Amount as of the date hereof: \$34,621,188.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES THAT THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO PAY THE OUTSTANDING BALANCE OF THE PRINCIPAL SUM OF THE NOTE AND ALL ACCRUED AND UNPAID INTEREST THEREON (AS DEFINED IN THE LOAN AGREEMENT DATED AS OF APRIL 4, 2019) AS OF APRIL 9, 2023. AS REQUIRED UNDER SAID 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: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1801 BROADWAY, DENVER, COLORADO 80202

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 16, 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: 3/22/2024 Last Publication: 4/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/12/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: EXTENDED. First Publication: 3/22/2024 Last Publication: 4/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/12/2024 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: PERKINS COIE LLP Denver Registration #: 17546 CRAIG M. J. ALLELY, 1900 SIXTEENTH STREET, SUITE #1400, DENVER, CO 80202-5255 Phone #: 303-291-2300 Fax #: 303-291-2400 Attorney File #: 1801 BROADWAY

EXHIBIT A PROPERTY DESCRIPTION

Legal Description:

PARCEL I:

The Northeasterly 20 feet of Lot 25 and all of Lots 26 to 32, Block 194, EAST DENVER, AND Side Lot 5, H.C. BROWN'S ADDITION TO DENVER, COLORADO, EXCEPT that portion of said Lot 32 and said side Lot 5, described as follows: Beginning at the Northeasterly corner of said side Lot 5; Thence Northwesterly along the Northeasterly lines of side Lot 5 and Lot 32, a distance of 36.22 feet to the most Northerly corner of Lot 32; Thence Southwesterly along the Northwesterly line of Lot 32, a distance of 5 feet; Thence Southeasterly, a distance of 57.06 feet to a point on the Easterly line of side Lot 5, which point is 27 feet Southerly of the Point of Beginning; Thence Northerly along the Easterly line of side Lot 5, a distance of 27 feet to the Point of Beginning, City and County of Denver, State of Colorado.

PARCEL II:

Revocable Permit or License to encroach into portions of Broadway, Tremont Place and the alley in Block 194, EAST DENVER, contained in Ordinance No. 607, Series of 1979, recorded September 4, 1980 in Book 2222 at Page 359, City and County of Denver, State of Colorado.

PARCEL III:

Revocable Permit or License to encroach into portions of 18th Street, contained in Ordinance No. 679, Series of 1980, recorded March 27, 1981 in Book 2346 at Page 273, City and County of Denver, State of Colorado.

NOTICE OF SALE BY MAXX AUTO RECOVERY 7070 Smith Rd. Denver, CO80207 303-295-6353

The following individuals are hereby notified that their vehicle will be sold at **MAXX AUTO RECOVERY**, 7070 Smith Rd., Denver, CO 80207:

YEAR/MAKE/MODEL	VIN #
2013 Toyota Rav4	039233

Date of Publication: March 22, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000024 To Whom It May Concern: On 1/17/2024 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: ALFREDO HINOJOSA and LETICIA HINOJOSA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CORNERSTONE HOME LENDING, A DIVISION OF CORNERSTONE CAPITAL BANK, SSB Date of Deed of Trust (DOT): 6/13/2017 Recorded Date of DOT: 6/14/2017 Reception No. of DOT: 2017078091 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$324,437.00 Outstanding Principal Amount as of the date hereof: \$309,505.82 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 38, BLOCK 4, GREEN VALLEY RANCH FILING NO. 70, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 20006 E 48TH PLACE, DENVER, COLORADO 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 May 16, 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: 3/22/2024 Last Publication: 4/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/12/2024 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-24-972860-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000019 To Whom It May Concern: On 1/12/2024 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: RAUDEL RODRIGUEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SECURITYNATIONAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 1/11/2016 Recorded Date of DOT: 1/13/2016 Reception No. of DOT: 2016004320 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$319,014.00 Outstanding Principal Amount as of the date hereof: \$230,250.04 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 14, GREEN VALLEY RANCH SUBDIVISION FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Which has the address of 21551 STOLL 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 May 16, 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: 3/22/2024 Last Publication: 4/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/12/2024 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 #: 17-016338

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

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

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 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

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 / N1/2 L 18 / S 2 1/2 FT L 16 BLK 8 FIRST RESUB OF BRYN MAWR.

Intermountain Jewish News
Legal Notices, March 22, 2024
www.ijn.com/legal-notice

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

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): **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: 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

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

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).

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

District Court, Arapahoe County

Case No. 24PR30286

In the Matter of the Estate of

MARIO MAVERICK ROCHA ALVARADO aka MARIO M. ROCHA ALVARADO aka MARIO M. ROCHA aka MARIO ROCHA, 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 22, 2024, or the claims may be forever barred.

Nick Avila, Esq. Atty. Reg. #: 33848

Attorney for Petitioner

3031 West 38th Avenue

Denver, CO 80211

Phone Number: 303-458-1981

Email: nickavila1@msn.com

First Publication: March 22, 2024

Second Publication: March 29, 2024

Third Publication: April 5, 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

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

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

Denver Probate Court

Case No. 2024PR030267

In the Matter of the Estate of

DENIRAE POLSON, 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 22, 2024

Second Publication: March 29, 2024

Third Publication: April 5, 2024

Published: Intermountain Jewish News

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. 2023-000532 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

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

District Court Larimer County

Case No. 2024PR30179

In the Matter of the Estate of

DONALD E. KEMPER, also known as

DONALD EDGAR KEMPER, also known as DONALD KEMPER, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Larimer County, Colorado on or before July 22, 2024, or the claims may be forever barred.

Andrew Stathopoulos, Esq., Atty. Reg #: 15241

Attorney for the Personal Representative

Illumine Legal LLC

8055 E. Tufts Ave., Suite 1350

Denver, CO 80237

Phone Number: 303:228-2241

FAX Number: 720-815-0070

Email: andy@illumine.legal

First Publication: March 22, 2024

Second Publication: March 29, 2024

Third Publication: April 5, 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

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

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

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): : **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).

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 Honda Accord	012121
2009 Hyundai Sonata	452009

Date of Publication: March 22, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000021 To Whom It May Concern: On 1/12/2024 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: JUSTICE TAYLOR Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UMB BANK, N.A., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: UMB BANK, N.A. Date of Deed of Trust (DOT): 9/14/2022 Recorded Date of DOT: 9/15/2022 Reception No.of DOT: 2022121268 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$417,100.00 Outstanding Principal Amount as of the date hereof: \$412,789.74 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 25, AND THE NORTH 15 FEET OF LOT 24, AND THE SOUTH 10 FEET OF LOT 26, BLOCK 4, HASKELL'S SUBDIVISION OF COLFAX GARDENS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1675 N. ROSLYN STREET, 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 May 16, 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: 3/22/2024 Last Publication: 4/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/12/2024 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 #: 10058.0087/23-000161-01

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000023 To Whom It May Concern: On 1/17/2024 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: SETH M YOUNG and MICHELLE E YOUNG Original Beneficiary: AXOS FEDERAL BANK Current Holder of Evidence of Debt: WBL SPE III, LLC Date of Deed of Trust (DOT): 10/22/2018 Recorded Date of DOT: 10/24/2018 Reception No. of DOT: 2018137850 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$60,000.00 Outstanding Principal Amount as of the date hereof: \$53,177.33 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 36, BLOCK 1, WESTBRIDGE SUBDIVISION FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3993 WEST KENYON AVE., 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 16, 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: 3/22/2024 Last Publication: 4/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/12/2024 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: HELLERSTEIN AND SHORE, PC Denver Registration #: 19973 DAVID A SHORE, 5347 S. VALENTIA WAY, SUITE 100, GREENWOOD VILLAGE, CO 80111 Phone #: 303-573-1080 Attorney File #: 19-00035SH

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

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

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

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

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

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. 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

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,

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

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

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.

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).

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

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): **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. 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. 2024-000006 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.

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

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.

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

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

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

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

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

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

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

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 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.

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

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

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): : **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

Intermountain Jewish News
Legal Notices, March 22, 2024
www.ijn.com/legal-notice

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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**

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).

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

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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

Intermountain Jewish News
Legal Notices, March 22, 2024
www.ijn.com/legal-notice

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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).

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 Cervený
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

vDISTRICT 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,

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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).

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,

jorrino@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

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

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 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°158'33" 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.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: 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, 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
Personal Co-Representative
1255 Olive St.
Denver, Colorado 80220
Saundra L. Feldman
Personal Co-Representative
5455 Landmark Pl. #1414

Intermountain Jewish News
Legal Notices, March 22, 2024
www.ijn.com/legal-notice

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

Greenwood Village, CO 80111
AMY M. DANNEIL, Esq. Atty. Reg. #: 35942
Attorney for the Personal Co-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

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. 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

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.

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.

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

§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

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: 03/22/2024:

STOCK	YEAR	MAKE/MODEL	VIN
330936	2008	Acura TL	012695
330964	1990	Acura Legend L	009197
330568	2017	Audi Q7	040498
331066	2003	Audi A4150101	
330223	2010	Buick Enclave CXL	180730
330533	2003	Cadillac DeVille	158772
330906	2004	Chevrolet Tahoe	178733
331164	2006	Chevrolet Cobalt LT	684819
331192	1993	Chevrolet Cavalier Z24	284518
331193	2002	Chevrolet TrailBlazer	294113
330953	1997	Chrysler Concorde	744920
331023	2016	Chrysler 200 Limited	166847
330541	2023	Dodge Durango 2WD	636418
330671	2001	Dodge Caravan/Grand Caravan	338283
331128	2005	Dodge Neon SXT 117684	
327974	1987	Dynasty Boat Trailer	022927
330880	1994	Ford Ranger Super Cab	B36100
330985	2012	Ford Transit Connect XLT	085330
331045	2006	Ford Crown Victoria Police	152291
331063	2022	Ford F-250	D53645
331110	1993	Ford Mustang	176507
331130	1998	Ford Explorer	B42873
331169	2013	Ford Focus SE	225620
331197	2005	Ford Econoline E350	B12337
330651	1999	GMC New Sierra K1500	556337
330887	2007	GMC Savana	147554
331004	2000	GMC Yukon	117636
330659	2000	Homemade Tandem Axle Utility Trailer	NONE
330958	2000	Homemade Single Axle Trailer	NOVIN
330544	2007	Honda Odyssey	054900
330606	2000	Honda CR-V EX	015217
330966	1996	Honda Accord LX/EX	243721
331014	2005	Honda Civic EX	542583
331049	2014	Honda Ridgeline	003472
331111	2004	Honda Accord	066553
331280	1998	Honda Civic DX	062717
330673	2016	Hyundai Tucson	196083

330315	2014	Jeep Wrangler	218576	
330726	1996	Jeep Cherokee 4WD	229353	
331010	2006	Jeep Liberty Sport	103875	
330375	2003	Mercedes-Benz CL-Class	033379	
330623	2008	Mercedes-Benz M-Class	386030	
331007	2006	Mercury Montego Luxury	609809	
330214	2007	Mitsubishi Eclipse ES	063620	
330337	2011	Nissan Altima 2.5/2.5 S	455987	
330339	2003	Nissan Sentra	733600	
330649	2005	Nissan Altima S/SL	357582	
331180	2001	Nissan Altima	110437	
331196	2009	Nissan Altima	173861	
331240	2020	Nissan Altima	211966	
330235	2022	Nurman Remolques Tandem Axle Food Trailer	032744	
331060	1991	Plymouth Grand Voyager	646805	
330930	2007	Saturn Ion	124944	
330438	2002	Subaru Legacy L	303290	
330543	1998	Subaru Impreza Outback	814082	
330603	1997	Subaru Legacy Outback	642355	
330598	1999	Subaru Forester	723971	
330720	2010	Subaru Forester 2.5X Premium	747184	
331024	2014	Subaru Impreza WRX	012622	
330600	2001	Suzuki Swift GA/GL	600635	
330670	2009	Taizhou city MD50QT	100255	
330492	2009	Toyota Camry LE/XLE/SE	586323	
330669	2000	Toyota Camry Solara	402911	
330931	2000	Toyota Camry	236977	
331194	1994	Toyota Corolla	154214	
331219	2017	Toyota Highlander LE/LE Plus	221259	
330537	2006	Volkswagen Jetta GLI	841064	
330813	2007	Volkswagen Passat	098626	

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