

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000524 To Whom It May Concern: On 12/26/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LUIS GUSTAVO ARANO LOPEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 4/12/2019 Recorded Date of DOT: 4/17/2019 Reception No. of DOT: 2019046040 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$306,839.00 Outstanding Principal Amount as of the date hereof: \$287,215.61 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: LOT 9, BLOCK 1, SHERIDAN TERRACE-FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5001 W. NEVADA PLACE, DENVER, CO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 25, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/01/2024 Last Publication: 3/29/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/20/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L. BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 22-027494

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000040 To Whom It May Concern: On 1/25/2024 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: JOHN W. HASSIEN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LOANLEADERS OF AMERICA, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERSUS SECURITIZATION TRUST 2022-4 Date of Deed of Trust (DOT): 5/14/2019 Recorded Date of DOT: 6/11/2019 Reception No. of DOT: 2019073457 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$219,450.00 Outstanding Principal Amount as of the date hereof: \$210,564.19 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 3, BLOCK 4, MONTBELLO NO. 7, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Which has the address of 12292 ELMENDORF PL, 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 May 23, 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: 3/29/2024 Last Publication: 4/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/19/2024 Paul Lopez DENVER

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

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 #: CO22789

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>.

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

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

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

**District Court Arapahoe County
Case No. 2024PR30248, Division: 12
In the Matter of the Estate of**

BETTE RAE HAHN A/K/A BETTE R. HAHN, 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 29, 2024, or the claims may be forever barred.

BRADLEY J. FRIGON, Esq. #27883
Attorney for the Personal Representative
Law Office of Bradley J. Frigon, LLC
PO Box 271621
Littleton, CO 80127
(720) 200-4025
First Publication: March 29, 2024
Second Publication: April 5, 2024
Third Publication: April 12, 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
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. 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

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

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. **THEREFORE**, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of 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.

PUBLIC NOTICE

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

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 2, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax 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

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

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.

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: 03/29/2024:

STOCK	YEAR	MAKE/MODEL	VIN
331584	2008	Cadillac DTS	115361
331701	2004	Chevy Tracker	909761
331581	2002	Ford Explorer	B45012
331714	2003	Ford Taurus	237959
332024	2000	Ford Expedition	C01570
331525	2000	Jeep Grand Cherokee	287806
331695	2020	Jeep Renegade	L82157
331323	2005	Mercury Grand Marquis	637018
331798	2004	Mercury Mountaineer	J22831
331790	2007	Subaru Impreza	804039

Date of Publication: March 29, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000033 To Whom It May Concern: On 1/22/2024 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: KRISTA GUTIERREZ and NATHANEIL M GUTIERREZ Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SASCO MORTGAGE LOAN TRUST 2005-WF4 Date of Deed of Trust (DOT): 8/02/2005 Recorded Date of DOT: 8/17/2005 Reception No. of DOT: 2005139418 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$306,000.00 Outstanding Principal Amount as of the date hereof: \$193,997.40 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: LOTS 18 AND 19, AND THE SOUTH 12 FEET OF LOT 17, BLOCK 120, BERKELEY, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4926 HARLAN ST, DENVER, CO 80212

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 23, 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: 3/29/2024 Last Publication: 4/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/19/2024 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 #: 19-022377

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.

Intermountain Jewish News
Legal Notices, March 29, 2024
www.ijn.com/legal-notice

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

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, 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

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.

Intermountain Jewish News
Legal Notices, March 29, 2024
www.ijn.com/legal-notice

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

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): : **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.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: 3/15/2024 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,

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

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.realestate.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.realestate.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.

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

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

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).

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

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. 2024-000021 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

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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: 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. 2024-000026 To Whom It May Concern: On 1/19/2024 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: NASHIRA MONZON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 10/07/2020 Recorded Date of DOT: 10/08/2020 Reception No. of DOT: 2020166208 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$368,207.00 Outstanding Principal Amount as of the date hereof: \$346,499.54 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 1, BLOCK 4, GREEN VALLEY RANCH FILING NO. 7, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 4380 LISBON COURT, DENVER, CO 80249-6961

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 23, 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: 3/29/2024 Last Publication: 4/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/19/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-029609

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000032 To Whom It May Concern: On 1/22/2024 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: SQUARE HAUS LLC, A NEVADA LIMITED LIABILITY COMPANY Original Beneficiary: KIAVI FUNDING, INC., A DELAWARE CORPORATION Current Holder of Evidence of Debt: LHOME MORTGAGE TRUST 2021-RTL3 Date of Deed of Trust (DOT): 9/28/2022 Recorded Date of DOT: 9/29/2022 Reception No. of DOT: 2022126253 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$279,200.00 Outstanding Principal Amount as of the date hereof: \$212,500.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY THE LOAN BALANCE IN FULL FOLLOWING MATURITY OF THE LOAN AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: THE WEST 42.5 FEET OF LOTS 38, 39 AND 40, BLOCK 47, P.T. BARNUM'S SUBDIVISION TO THE CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4118 WEST 1ST AVENUE, 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 23, 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: 3/29/2024 Last Publication: 4/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/19/2024 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 #: CO22707

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000027 To Whom It May Concern: On 1/19/2024 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: RONALD F. PINKARD Original Beneficiary: JPMORGAN CHASE BANK, N.A. Current Holder of Evidence of Debt: SELENE FINANCE LP Date of Deed of Trust (DOT): 11/30/2015 Recorded Date of DOT: 12/10/2015 Reception No. of DOT: 2015170706 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$317,331.00 Outstanding Principal Amount as of the date hereof: \$275,399.29 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:

SITUATED IN THE CITY AND COUNTY OF DENVER AND STATE OF COLORADO:

LOT 23 AND THE SOUTH 1/2 OF LOT 24, BLOCK 12, SCHINNER'S ADDITION TO THE CITY OF DENVER. Which has the address of 2533 GILPIN ST, DENVER, CO 80205

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 23, 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: 3/29/2024 Last Publication: 4/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/19/2024 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 #: CO22355

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. 2024-000009 To Whom It May Concern: On 1/05/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CLAUDIA HELEN RIETH Original Beneficiary: BANK OF THE WEST Current Holder of Evidence of Debt: BMO BANK N.A. Date of Deed of Trust (DOT): 7/18/2008 Recorded Date of DOT: 7/30/2008 Reception No. of DOT: 2008105301 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$140,000.00 Outstanding Principal Amount as of the date hereof: \$91,239.92 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 3, BLOCK 4, HARVEY PARK ADDITION, FILING NO. 16, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4164 W ELDORADO PL, DENVER, CO 80236

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 9, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/15/2024 Last Publication: 4/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/05/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 23CO00588-1

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: erjensen@jensen.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: erjensen@jensen.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. 2024-000013 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

Intermountain Jewish News
Legal Notices, March 29, 2024
www.ijn.com/legal-notice

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

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

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

1777 Sixth Street, P.O. Box 4249

Boulder, Colorado 80306-4249

Ph: (303) 441-3750

Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

Denver, Colorado 80202

Phone Number: (303) 991-5970

E-mail: erjonsen@jonsen.net

E-mail: bpompea@allen-vellone.com

Case Number: 2022CV30070

Division/Courtroom:

summons by publication

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

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

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

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

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

s/Bailey C. Pompea

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

1600 Stout Street, Suite 1900

Denver, CO 80202

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

Email: erjonsen@jonsen.net

Email: bpompea@allen-vellone.com

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

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000525 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 to be recorded in Denver County. Original Grantor: SOUTH CORONA STREET LLC Original Beneficiary: MY SCORONA, LLC Current Holder of Evidence of Debt: MY SCORONA, LLC Date of Deed of Trust (DOT): 1/27/2022 Recorded Date of DOT: 2/04/2022 Reception No. of DOT: 2022016268 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,775,000.00 Outstanding Principal Amount as of the date hereof: \$3,653,902.16 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED INCLUDE BUT ARE NOT LIMITED TO THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER THE DEED OF TRUST AND THE DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 37 AND 38, BLOCK 19, STEBBINS' HEIGHTS Which has the address of 1345 SOUTH CORONA STREET, DENVER, CO 80210

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 25, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

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

**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

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

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

As Rendered to the Commissioner of Insurance

LINCOLN HERITAGE LIFE INSURANCE COMPANY

NAIC Number 65927

4343 East Camelback Road
Phoenix, AZ 85018

Assets	\$1,247,863,718	
Liabilities	\$1,132,303,477	
Capital and Surplus/Policyholder Surplus		\$115,560,241

DIVISION OF INSURANCE

CERTIFICATE OF AUTHORITY

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the

LINCOLN HERITAGE LIFE INSURANCE COMPANY

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

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

**MICHAEL CONWAY
Commissioner of Insurance**

First Publication: March 8, 2024
Last Publication: March 29, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000003 To Whom It May Concern: On 1/03/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to **DENVER NOTICE OF SALE** Public Trustee Sale No.2024-000003 To Whom It May Concern: On 1/03/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARY MELLON and JOSEPH J MELLON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN BROKERS CONDUIT, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2006-2, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-2 Date of Deed of Trust (DOT): 6/01/2006 Recorded Date of DOT: 7/12/2006 Reception No.of DOT: 2006111638 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$840,000.00 Outstanding Principal Amount as of the date hereof: \$566,092.13 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1401 WEWATTA STREET #806, DENVER, CO 80202

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 2, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/08/2024 Last Publication: 4/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/27/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-031539

Legal Description

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

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C00182, Courtroom: 170

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

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

First Publication: March 15, 2024

Second Publication: March 22, 2024

Third Publication: March 29, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000010 To Whom It May Concern: On 1/05/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JENNIFER MCLEOD Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR JLB CORPORATION DBA GOLDEN OAK LENDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 7/16/2019 Recorded Date of DOT: 7/18/2019 Reception No.of DOT: 2019093146 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$473,575.00 Outstanding Principal Amount as of the date hereof: \$447,295.41 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE

BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 34 AND 35, BLOCK 1, ELMWOOD PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3240 MONACO PKWY, DENVER, CO 80207

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 9, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/15/2024 Last Publication: 4/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/05/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-23-972688-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000018 To Whom It May Concern: On 1/10/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JONATHAN ROMAN GONZALEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC Current Holder of Evidence of Debt: UNITED WHOLESALE MORTGAGE, LLC Date of Deed of Trust (DOT): 3/01/2021 Recorded Date of DOT: 3/09/2021 Reception No. of DOT: 2021043451 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$210,500.00 Outstanding Principal Amount as of the date hereof: \$200,806.92 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT NO. 2, BUILDING NO. C, HILAND HILLS TOWNHOUSES, A CONDOMINIUM, IN ACCORDANCE WITH THE DECLARATION RECORDED MAY 6, 1977 IN BOOK 1433 AT PAGE 614, AND AS AMENDED AUGUST 24, 1978 IN BOOK 1732 AT PAGE 571, AND CONDOMINIUM MAP RECORDED ON MAY 6, 1977 UNDER RECEPTION NO. 91653 OF THE DENVER COUNTY RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 7995 E MISSISSIPPI AVE C2, DENVER, CO 80247

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 9, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/15/2024 Last Publication: 4/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/05/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 000000010009793

NOTICE OF SALE

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

Year/Make/Model	Vin #
1984 Bayliner Capri	0KD090

Date of Publication: March 29, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
2007 Ford F150	C64652
1994 Ford Ranger	C26961
2010 WANCO Trailer	001465

Date of Publication: March 29, 2024
Published: Intermountain Jewish News

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: 03/29/2024:**

STOCK	YEAR	MAKE/MODEL	VIN
331887	2004	Acura TSX	040276
331404	2008	Buick Enclave CXL	205581
331310	1994	Cadillac SeVille STS	826809
332010	1999	Cadillac Escalade	403402
331415	2006	Chevrolet Equinox LT	045923
331670	2005	Chevrolet Cavalier	186096
331691	1992	Chevrolet Caprice	126970
331696	2012	Chevrolet Traverse	347622
331870	1964	Chevrolet Nova	128867
331915	2003	Chevrolet Impala	397038
331921	2007	Chevrolet Equinox LT	046083
331235	2015	Dodge Challenger	727103
331291	1997	Dodge Ram Van B2500	594229
331757	2005	Dodge Caravan/Grand Caravan	525454
331799	2010	Dodge Avenger	108001
327974	1987	Dynasty Boat Trailer	022927
331309	2006	Ford Focus ZX4	155674
331396	1998	Ford Ranger	B40327
331485	2013	Ford Explorer	A11951
331490	2012	Ford Focus SEL	297889
331590	2007	Ford F-150	D39240
331678	2009	Ford Mustang	118908
331693	2013	Ford Focus SE	208862
331875	2004	Ford F-150	C43362
331931	2011	Ford Fusion SEL	324813
332014	2002	GMC Safari	508471
331176	2000	Homemade Single Axle Enclosed Trailer	NOVIN
331238	2010	Homemade Single Axle Utility Trailer	NONE
331411	1985	Honda Sabre v65	104951
331804	2001	Honda Civic	074765
331831	2009	Honda Pilot	046729
331888	2004	Honda Accord EX	011765
331968	2007	Hyundai Santa Fe GLS	052567
332019	2018	Hyundai Elantra	367388
331894	2001	Infiniti I30	025862
331392	2007	Jeep Compass Limited	168056
331537	2008	Kia Sedona	228799
331667	2011	Kia Forte EX	457237
332022	2015	Kia Sorento	608654
331805	2003	Mini Cooper S	D72760
331580	2001	Mitsubishi Mirage	023977
331123	2016	Nissan Juke S/SV/SL/Nismo	601772
331377	2007	Nissan Frontier	406345
331561	2015	Nissan Sentra	274580
331686	2007	Nissan Murano	663529
331733	2005	Nissan Murano	414958
331545	1988	Plymouth Horizon	150206
331999	1996	Plymouth Voyager	828808
331408	2002	Pontiac Sunfire	112087
331400	2004	Saab 9'3	060255
331190	2000	Subaru Impreza Outback Sport	810817
331727	2004	Subaru Impreza	814554

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331722	1999	Subaru Legacy OUTBK/SSV/LTD/30TH	609024
331313	2004	Toyota Tacoma	360571
331317	2021	Toyota 4-Runner	908736
331673	2002	Toyota RAV4	043753
331773	2010	Toyota Prius	168879
331796	2007	Toyota Prius	669536
331871	2011	Toyota Camry	097356
331903	2020	Toyota Sienna XLE/LIMITED/PREM	250668

Date of Publication: March 29, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000039 To Whom It May Concern: On 1/25/2024 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: ESTHER M. TAYLOR Original Beneficiary: U.S. BANK, NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/13/2007 Recorded Date of DOT: 3/24/2007 Reception No. of DOT: 2007047921 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$100,000.00 Outstanding Principal Amount as of the date hereof: \$17,232.52 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: A PARCEL OF LAND SITUATED IN THE STATE OF COLORADO, COUNTY OF DENVER, WITH A STREET LOCATION ADDRESS OF 2924 DAHLIA ST; DENVER, CO 80207-2655 CURRENTLY OWNED BY ESTHER M TAYLOR HAVING A TAX IDENTIFICATION NUMBER OF 1304-09-009 AND FURTHER DESCRIBED AS PARK HILL ANNEX B3 L17/18. Which has the address of 2924 DAHLIA ST, 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 23, 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: 3/29/2024 Last Publication: 4/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/19/2024 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 #: CO22713

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 #
2005 Ford Escape	D29752
2012 Audi A7	017827

Date of Publication: March 29, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
2007 Toyota 4D Corolla	898186

Date of Publication: March 29, 2024

Published: Intermountain Jewish News

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.

Intermountain Jewish News
Legal Notices, March 29, 2024
www.ijn.com/legal-notice

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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
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

DISTRICT COURT, DENVER COUNTY, COLORADO
Court Address: 1437 Bannock Street, Denver, CO 80202

Plaintiff: HIGHGATE HOMEOWNERS ASSOCIATION, INC., a Colorado non-profit corporation

Defendants: ROBERT M. FOX; DAVE YOUNG AS TREASURER FOR DENVER COUNTY; UNKNOWN TENANT(S)
IN POSSESSION

Case Number: 2023CV031388

SHERIFF'S NOTICE OF SALE

Under a Judgment and Decree of Foreclosure entered on December 21, 2023 in the above-captioned action, I am ordered to sell certain real property as follows:

Original Lientee Robert M. Fox

Original Lienor Highgate Homeowners Association, Inc.

Current Holder of the evidence of debt Highgate Homeowners Association, Inc.

Date of Lien being foreclosed July 25, 2022

Date of Recording of Lien being foreclosed July 26, 2022

County of Recording Denver

Recording Information 2022098952

Original Principal Balance of the secured indebtedness \$4,578.00

Outstanding Principal Balance of the secured indebtedness as of the date hereof \$49,157.33

Amount of Judgment entered December 21, 2023 \$46,669.33

Description of property to be foreclosed:

UNIT E, HIGHGATE ON THE PARK ACCORDING TO THE MAP THEREOF, RECORDED ON MARCH 8, 1994 IN BOOK 31 AT PAGE 187, 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 FOR HIGHGATE ON THE PARK RECORDED ON MARCH 11, 1993 UNDER RECEPTION NO. 0031401 AND AMENDED AND RESTATED DECLARATION FOR HIGHGATE ON THE PARK RECORDED MARCH 8, 1994 UNDER RECEPTION NO. 9400043903 AND FIRST SUPPLEMENT TO DECLARATION FOR HIGHGATE ON THE PARK RECORDED MARCH 8, 1994 UNDER RECEPTION NO. 9400043923 AND REAFFIRMATION OF AMENDED AND RESTATED DECLARATION FOR HIGHGATE ON THE PARK RECORDED MARCH 17, 1994 UNDER RECEPTION NO. 9400050026, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Also known as: 1291 N. High Street, #E, Denver, CO 80218.

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 May 23, 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 Registry of Denver District Court.

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

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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: February 28, 2024.
Elias Diggins, Sheriff
City and County of Denver, Colorado
By: Deputy Sheriff Sergeant 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: March 29, 2024
Last Publication: April 26, 2024
Name of Publication: 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

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

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response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the Second Amended Complaint may be obtained from the clerk of the court.

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

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

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

s/Bailey C. Pompea

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

1600 Stout Street, Suite 1900

Denver, CO 80202

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

Email: erjonsen@jonsen.net

Email: bpompea@allen-vellone.com

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

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

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

1777 Sixth Street, P.O. Box 4249

Boulder, Colorado 80306-4249

Ph: (303) 441-3750

Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

Denver, Colorado 80202

Phone Number: (303) 991-5970

E-mail: erjonsen@jonsen.net

E-mail: bpompea@allen-vellone.com

Case Number: 2022CV30070

Division/Courtroom:

summons by publication

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

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

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

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

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

s/Bailey C. Pompea

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

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

1600 Stout Street, Suite 1900
Denver, CO 80202
(303)534-4499/ (303) 991-5970
Email: erjensen@jensen.net
Email: bpompea@allen-vellone.com

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

*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. 2024-000030 To Whom It May Concern: On 1/19/2024 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: REINA LOPEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC Date of Deed of Trust (DOT): 4/08/2021 Recorded Date of DOT: 4/08/2021 Reception No. of DOT: 2021069363 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$234,671.00 Outstanding Principal Amount as of the date hereof: \$222,559.14 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 8600 EAST ALAMEDA AVENUE APT 22-106, DENVER, CO 80247

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 23, 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: 3/29/2024 Last Publication: 4/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/19/2024 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 #: 22-029109

LEGAL DESCRIPTION

CONDOMINIUM UNIT 106, BUILDING 22, WOODSIDE VILLAGE CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP RECORDED APRIL 19, 1983 UNDER RECEPTION NO. 94675 AS AMENDED BY CONDOMINIUM MAP RECORDED MAY 11, 1984 UNDER RECEPTION NO. 60887 AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED AUGUST 17, 1981 IN BOOK 2434 AT PAGE 10, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE NO. 115, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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. 2024-000028 To Whom It May Concern: On 1/19/2024 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: RAFAEL RIVERA-MOSQUEDA JR Original Beneficiary:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SUMMIT MORTGAGE CORPORATION Current Holder of Evidence of Debt: SUMMIT MORTGAGE CORPORATION Date of Deed of Trust (DOT): 12/02/2022 Recorded Date of DOT: 12/06/2022 Reception No. of DOT: 2022147312 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$148,900.00 Outstanding Principal Amount as of the date hereof: \$148,020.52 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 603 INCA ST UNIT 401, DENVER, CO 80204

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 23, 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: 3/29/2024 Last Publication: 4/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/19/2024 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 #: 23CO00562-1

LEGAL DESCRIPTION

UNIT 401, LA TELA, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED ON JULY 09, 2021, AT RECEPTION NO. 2021130615, AND THE DECLARATION OF CONDOMINIUM FOR LA TELA, RECORDED ON JULY 09, 2021, AT RECEPTION NO. 2021130614, BOTH IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME; AND SUBJECT TO THAT CERTAIN LAND LEASE RECORDED ON JULY 9, 2021 AT RECEPTION NO. 2021130613, AS AMENDED BY THE FIRST AMENDMENT RECORDED ON AUGUST 9, 2021 AT RECEPTION NO. 2021148298.

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

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to be recorded in Denver County. Original Grantor: LENDE LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: MERCHANTS MORTGAGE & TRUST CORPORATION Current Holder of Evidence of Debt: TOORAK CAPITAL PARTNERS, LLC Date of Deed of Trust (DOT): 5/05/2022 Recorded Date of DOT: 5/06/2022 Reception No. of DOT: 2022061725 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$429,891.00 Outstanding Principal Amount as of the date hereof: \$429,891.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 34, BLOCK 2, VALLEY STATION FILING NO.2, IN THE CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4348 NORTH SABLE STREET, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 25, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/01/2024 Last Publication: 3/29/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/20/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-23-971955-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE PUBLIC TRUSTEE SALE NO. 2024-000037 TO WHOM IT MAY CONCERN: ON 1/24/2024 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: LUCILLE VALDEZ AND MICHAEL RODRIGUEZ ORIGINAL BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR REAL ESTATE MORTGAGE NETWORK, INC., ITS SUCCESSORS AND ASSIGNS CURRENT HOLDER OF EVIDENCE OF DEBT: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING DATE OF DEED OF TRUST (DOT): 2/08/2013 RECORDED DATE OF DOT: 2/14/2013 RECEPTION NO. OF DOT: 2013021671 DOT RECORDED IN DENVER COUNTY. ORIGINAL PRINCIPAL AMOUNT OF EVIDENCE OF DEBT: \$154,481.00 OUTSTANDING PRINCIPAL AMOUNT AS OF THE DATE HEREOF: \$88,364.82 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 LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST. LEGAL DESCRIPTION OF THE REAL PROPERTY: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. WHICH HAS THE ADDRESS OF 210 S VRAIN ST, 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 23, 2024, ONLINE AT [HTTPS://WWW.DENVER.REALFORECLOSE.COM/INDEX.CFM](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](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: 3/29/2024 LAST PUBLICATION: 4/26/2024 PUBLISHER: INTERMOUNTAIN JEWISH NEWS DATED: 3/19/2024 PAUL LOPEZ DENVER COUNTY PUBLIC TRUSTEE THE NAME, ADDRESS AND TELEPHONE NUMBERS OF THE

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

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 #: CO22786

EXHIBIT "A"

A PART OF THE SE1/4 OF THE SE1/4 OF THE SW1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS
FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE AND 179 FEET WEST OF THE SOUTHEAST
CORNER OF ALAMEDA HILLS FILING NO. 1, THENCE WESTERLY ALONG SAID SOUTH LINE 175.57 FEET;
THENCE SOUTHERLY ON AN ANGLE TO THE LEFT OF 89°58', A DISTANCE OF 35 FEET; THENCE
SOUTHEASTERLY ON AN ANGLE TO THE LEFT OF 29°45'11", A DISTANCE OF 17.27 FEET; THENCE
EASTERLY ON AN ANGLE TO THE LEFT OF 60°16'49", A DISTANCE OF 167 FEET; THENCE NORTHERLY ON
AN ANGLE TO THE LEFT OF 89°58', A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING, EXCEPT THE
EAST 8 FEET THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000528 To Whom It May Concern: On 12/29/2023 the
undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below
to be recorded in Denver County. Original Grantor: 1522 BOULDER STREET, LLC, A COLORADO LIMITED
LIABILITY COMPANY F/K/A 2563 15TH STREET, LLC, A COLORADO LIMITED LIABILITY COMPANY Original
Beneficiary: 2563 INVESTOR, LLC Current Holder of Evidence of Debt: 2563 INVESTOR, LLC Date of Deed of Trust
(DOT): 7/28/2017 Recorded Date of DOT: 7/31/2017 Reception No. of DOT: 2017099368 DOT Recorded in Denver
County. Original Principal Amount of Evidence of Debt: \$1,612,175.59 Outstanding Principal Amount as of the date
hereof: \$1,301,772.99 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed
of trust have been violated as follows: THE HOLDER OF THE EVIDENCE OF DEBT SECURED BY THE DEED OF
TRUST DESCRIBED ABOVE DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST AS
FOLLOWS: FAILURE TO MAKE PAYMENTS AS REQUIRED BY THE TERMS OF THE PROMISSORY NOTE AND
DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the
property encumbered by the lien of the deed of trust. Legal Description of the Real Property:

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

PARCEL 1:

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

PARCEL 2:

THE BENEFICIAL EASEMENT CONTAINED IN CROSS GRANT OF EASEMENT RECORDED NOVEMBER 20,
1995 AT RECEPTION NO. 9500144901 AS AFFECTED BY THE SUPPLEMENTAL GRANT OF EASEMENT
RECORDED JANUARY 8, 2001 AT RECEPTION NO. 2001003089, AND AGREEMENT AND CROSS GRANT OF
EASEMENT RECORDED JANUARY 8, 2001 AT RECEPTION NO. 2001003090. Which has the address of 2563
15TH STREET, SUITE 200, DENVER, CO 80211

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 2, 2024, Online at
<https://www.denver.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.

Denver Probate Court

Case Number: 2024PR30189, Division: 3

In the Matter of the Estate of

CHARLES M. BURTON, a/k/a CHARLES

MARVIN BURTON, a/k/a MARVIN BURTON, a/k/a CHUCK BURTON, 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 31, 2024, or the claims may be forever barred.

carolyn bounds
Personal Representative
431 King Street
Center, Texas 75935

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

District Court Jefferson County, Colorado

Case No. 2024PR030292, Division: 11

In the Matter of the Estate of

William Douglas England, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Jefferson, County, Colorado on or before July 15, 2024, or the claims may be forever barred.

Curt Cerveny
Personal Representative
958 Coneflower Drive
Golden, CO 80401

JAMES C. HACKSTAFF, Esq. Atty. Reg. #:13262
TORIE L. HUDDLESTON, Esq. Atty. Reg. #:58540
Attorneys for the Personal Representative
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NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.

Denver Probate Court

Case No. 2024PR030308

In the Matter of the Estate of

ALVIN MADISON YARBROUGH A/K/A

ALVIN M. YARBROUGH, 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
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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000034 To Whom It May Concern: On 1/24/2024 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: GEORGE ATABAEV Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 5/09/2019 Recorded Date of DOT: 5/15/2019 Reception No. of DOT: 2019059507 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$443,650.00 Outstanding Principal Amount as of the date hereof: \$404,307.02 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 1488 MADISON ST UNIT 302, DENVER, CO 80206 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 23, 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: 3/29/2024 Last Publication: 4/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/19/2024 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 #: 24-031582

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS DOCUMENT IS SITUATED IN THE STATE OF COLORADO, COUNTY OF DENVER, AND IS DESCRIBED AS FOLLOWS:
CONDOMINIUM UNIT 302, BLUEPRINT CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED MARCH 8, 2010 AT RECEPTION NO. 2010026190, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF DENVER, COLORADO, AS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BLUEPRINT CONDOMINIUMS, RECORDED ON MARCH 8, 2010 AT RECEPTION NO. 2010026189, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
TOGETHER WITH THE EXCLUSIVE USE OF PARKING SPACE NO. 27 AND STORAGE SPACE NO. 37, AS DESIGNATED ON THE RECORDED CONDOMINIUM MAP AS A LIMITED COMMON ELEMENT, IN ACCORDANCE WITH THE TERMS AND PROVISION OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BLUEPRINT CONDOMINIUMS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **1ST CLASS TOWING**, PUC: T03441, Address: 10274 S. Dransfeldt Rd., Parker, CO80137, Phone: 303-841-1869.

Year/Make/Model	Vin #
2001 PONTIAC GRAND PRIX	170276
2012 NISSAN LEAF	019143
2015 NISSAN ROGUE	886694
2010 KIA SOUL	180219
2016 CHEVROLET SILVERADO	247126

Date of Publication: March 29, 2024
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Public Notice for vehicles to be sold by BEAR ENTERPRISE TOWING

Year/Make/Model	Vin #
2008 Harley Fxdl	304026

Bear Enterprise Towing
PUC: T-03984
Phone: 720-276-9412
Date of Publication: March 29, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
2010 Mercedes M Class	586186
Date of Publication: March 29, 2024	
Published: Intermountain Jewish News	

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

Denver Probate Court

Case Number: 2023PR31232

In the Matter of the Estate of

LINDA SUE PAULSEN, 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 29, 2024, or the claims may be forever barred.

Arthur O. Evans
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 770
Denver CO 80202

John A.M. Ferguson Jr. #53263
Attorney for Art Evans
John Ferguson PLC
1999 Broadway Ste 770
Denver Co 80202
720-593-9202

john@johnfergusonplc.com

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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

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

1777 Sixth Street, P.O. Box 4249

Boulder, Colorado 80306-4249

Ph: (303) 441-3750

Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

Denver, Colorado 80202

Intermountain Jewish News

Legal Notices, March 29, 2024

www.ijn.com/legal-notices

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): **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).