

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

Court Address: 1437 Bannock Street  
Denver, Colorado 80202

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

Defendants: RYAN ANDERSON and CROSSFIT LODO, LLC, a Colorado limited liability company  
TY OF DENVER, STATE OF COLORADO

Case Number: 2018CV030070

NOTICE OF SALE

TO WHOM IT MAY CONCERN:

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

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

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

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

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

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

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

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

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

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

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

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

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

Elias Diggins, Sheriff, County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

Attorneys for Plaintiff:

BUSINESS MANAGEMENT LAW GROUP

Stan V. Jezierski #34024

5720 W. 120th Avenue, #2,

Broomfield, CO 80020

Phone Number: (720) 204-3232

Fax Number: (720) 204-3240

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

First Publication: February 16, 2024

Last Publication: March 15, 2024

Published in: The 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: **03/01/2024**:

STOCK	YEAR	MAKE/MODEL	VIN
328191	2001	Acura 3.2 CL TYPE-S	033184
328955	2010	Audi A6 Premium Plus	006818

328693	2007	Chevrolet Equinox LT	046083
329014	2009	genuine scooter	007940
328315	1995	Honda Civic LX	003824
328457	1991	Honda Accord LX/EX	075282
328547	2005	Honda Pilot	040596
328551	2018	Honda NX125	002692
329016	2013	Infiniti QX56	041017
328450	2004	Toyota Prius	022986
328545	2009	Toyota Corolla	033275
328974	1994	Toyota Corolla	067148

Date of Publication: March 1, 2024

Published: Intermountain Jewish News

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000499 To Whom It May Concern: On 12/07/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: TRONG H. NGUYEN Original Beneficiary: FIRSTBANK Current Holder of Evidence of Debt: FIRSTBANK Date of Deed of Trust (DOT): 12/17/2019 Recorded Date of DOT: 12/23/2019 Reception No.of DOT: 2019180094 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$104,300.00 Outstanding Principal Amount as of the date hereof: \$82,277.13 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED IS OR ARE AS FOLLOWS: DEFAULT ON PAYMENTS DUE UNDER THE DEBT OR DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: PARCEL A: THAT PART OF THE SE1/4 SE1/4 SW1/4 OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH. P.M., DESCRIBED AS FOLLOWS:

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

A TRACT OR PARCEL OF LAND NO. 27 OF COLORADO DEPARTMENT OF HIGHWAYS PROJECT NO. F016--1(122), IN THE SE1/4 SW1/4 OF SECTION 36, TOWNSHIP 4 SOUTH , RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN JEFFERSON COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS IN 89°SS'W, A DISTANCE OF 6300 FEET AND N 00°05' E, A DISTANCE OF 30.0 FEET FROM THE SE CORNER OF THE SW1/4 OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 69 WEST; THENCE S 89°55' E ALONG THE SOUTH PROPERTY LINE, A DISTANCE OF 225.0 FEET TO THE EAST PROPERTY LINE; THENCE N 00°05' E ALONG THE EAST PROPERTY LINE, A DISTANCE OF 70.0 FEET; THENCE N 89°55' W, A DISTANCE OF 225.0 FEET TO THE WEST PROPERTY LINE; THENCE S 00°05' W ALONG THE WEST PROPERTY LINE, A DISTANCE OF 70.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 6105 W. HAMPDEN AVE., DENVER, CO 80227

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 4, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: LEWIS ROCA ROTHGERBER CHRISTIE LLP Denver Registration #: 40449 TREVOR G BARTEL, 1601 19TH STREET, SUITE 1000, DENVER, CO 80202 Phone #: 303-623-9000 Fax #: 303-623-9222 Attorney File #: 301415-00204

#### 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**

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

**NAIC Number 66265**

330 Whitney Avenue, Suite 500  
Holyoke, MA 01040-2857

Assets	\$542,736,215	
Liabilities	\$542,428,695	
Capital and Surplus/Policyholder Surplus		\$307,519

**DIVISION OF INSURANCE**

**CERTIFICATE OF AUTHORITY**

TO WHOM IT MAY CONCERN:  
THIS IS TO CERTIFY that the

**MONARCH LIFE INSURANCE COMPANY**

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

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

**MICHAEL CONWAY**  
Commissioner of Insurance

First Publication: March 8, 2024  
Last Publication: March 29, 2024  
Published: Intermountain Jewish News

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

**Denver Probate Court**

**Case Number: 2024PR30006**

**NOTICE TO CREDITORS**

**In the Matter of the Estate of**

**LYNNE W. BENTSEN, a/k/a LYNNE WILL BENTSEN, and a/k/a LYNNE BENTSEN, Deceased.**

All persons having claims against the above-named estate are required to present them to the personal representative or to the Probate Court of the City and County of Denver, Colorado or on or before July 1, 2024, or the claims may be forever barred.

Timothy Farrell  
Personal Representative  
c/o Curtis J. Bankers  
Sherman & Howard L.L.C.  
675 Fifteenth Street, Ste. 2300  
Denver, Colorado 80202

Curtis J. Bankers, Esq. Atty. Reg. #: 47700  
Attorney for the Personal Representative  
Sherman & Howard L.L.C.  
675 Fifteenth Street, Ste. 2300  
Denver, Colorado 80202  
Phone Number: (303) 299-8472  
FAX Number: (303) 298-0940  
E-mail: [cbankers@shermanhoward.com](mailto:cbankers@shermanhoward.com)  
First Publication: March 1, 2024  
Second Publication: March 8, 2024  
Third Publication: March 15, 2024  
Published: Intermountain Jewish News

**PUBLIC NOTICE**

**DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000005 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.

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

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

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

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

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

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

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

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

<b>YEAR/MAKE/MODEL</b>	<b>VIN #</b>
2000 FORD F150	A17263
2008 JEEP COMPASS	572186
2002 FORD F250	B68303
2021 VOLKSWAGEN TIGUAN	090789
2008 CHEVROLET SILVERADO	254567
2013 MITSUBISHI OUTLANDER	013303
2004 HONDA ELEMENT	008420
2013 CHEVROLET TRAVERSE	122560
2010 KIA SOUL	029940
2012 HONDA CIVIC	559372
2002 THOMAS BUILT ER TRANSIT	112906
2012 BMW 328i	259698
2011 INFINITI QX56	006178
1993 AUDI 100	034114
1995 DODGE RAM	149570
2010 HONDA FIT	015559
1980 YAMAHA YAMAHA	008645

Date of Publication: March 8, 2024

Published: Intermountain Jewish News

**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.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 #: 1345 SOUTH CORONA STREET

#### 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.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: 3/08/2024 Last Publication: 4/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/27/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO11647

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

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

William Bolton Allen, a/k/a William B. Allen, a/k/a Bill Allen, Deceased.

All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Arapahoe, County, Colorado, on or before July 8, 2024, or the claims may be forever barred.

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

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

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

**Dolores A Dews aka Dolores Ann Dews aka Dolores A Smock aka Dolores Ann Smock aka Dee A Dews aka  
Dee Ann Dews aka Dolores A Scheidler aka Dolores Ann Scheidler, Deceased.**

All persons having claims against the above-named estate are required to present them to the personal representative or to the Denver Probate Court of the City and County of Denver, Colorado on or before July 8, 2024, or the claims may be forever barred.

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

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000528 To Whom It May Concern: On 12/29/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: 1522 BOULDER STREET, LLC, A COLORADO LIMITED LIABILITY COMPANY F/K/A 2563 15TH STREET, LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: 2563 INVESTOR, LLC Current Holder of Evidence of Debt: 2563 INVESTOR, LLC Date of Deed of Trust (DOT): 7/28/2017 Recorded Date of DOT: 7/31/2017 Reception No. of DOT: 2017099368 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$1,612,175.59 Outstanding Principal Amount as of the date hereof: \$1,301,772.99 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE HOLDER OF THE EVIDENCE OF DEBT SECURED BY THE DEED OF 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.**

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

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

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

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

Christopher Turner, #43245  
GANTENBEIN LAW FIRM LLC  
1760 Gaylord Street  
Denver, CO 80206  
Phone 720-593-8295  
Fax 720-442-8051  
[christopher@gantenbeinlaw.com](mailto:christopher@gantenbeinlaw.com)  
First Publication: March 1, 2024  
Second Publication: March 8, 2024  
Third Publication: March 15, 2024  
Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000531 To Whom It May Concern: On 12/26/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SOUTH CORONA STREET LLC Original Beneficiary: MY SCORONA, LLC Current Holder of Evidence of Debt: MY SCORONA, LLC Date of Deed of Trust (DOT): 1/27/2022 Recorded Date of DOT: 2/04/2022 Reception No. of DOT: 2022016267 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,775,000.00 Outstanding Principal Amount as of the date hereof: \$3,653,902.16 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED INCLUDE BUT ARE NOT LIMITED TO THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER THE DEED OF TRUST AND THE DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 9 AND 10, BLOCK 20, STEBBINS' HEIGHTS Which has the address of 1334 SOUTH CORONA STREET, DENVER, CO 80210

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



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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/01/2024 Last Publication: 3/29/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/20/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: SPENCER FANE LLP Denver Registration #: 48223 EVAN SINGLETON, 1700 LINCOLN STREET, SUITE 2000, DENVER, CO 80203 Phone #: (303) 839-3750 Attorney File #: 1334 SOUTH CORONA STREET

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000529 To Whom It May Concern: On 12/26/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SOUTH CORONA STREET LLC Original Beneficiary: MY SCORONA, LLC Current Holder of Evidence of Debt: MY SCORONA, LLC Date of Deed of Trust (DOT): 1/27/2022 Recorded Date of DOT: 2/04/2022 Reception No. of DOT: 2022016264 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,775,000.00 Outstanding Principal Amount as of the date hereof: \$3,653,902.16 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED INCLUDE BUT ARE NOT LIMITED TO THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER THE DEED OF TRUST AND THE DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 1 AND 2, BLOCK 20, STEBBIN'S HEIGHTS Which has the address of 1300 SOUTH CORONA STREET, DENVER, CO 80210

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/01/2024 Last Publication: 3/29/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/20/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: SPENCER FANE LLP Denver Registration #: 48223 EVAN SINGLETON, 1700 LINCOLN STREET, SUITE 2000, DENVER, CO 80203 Phone #: (303) 839-3750 Attorney File #: 1300 SOUTH CORONA STREET

#### NOTICE OF SALE

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

Phone: (303) 759-4646

YEAR/MAKE/MODEL/TYPER/COLOR VIN  
2017 BMW X4 4DR UP BLUE U26687

Date of Publication: March 8, 2024

Published: Intermountain Jewish News

#### NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Klaus' Towing abandoned vehicle sale: Address: 3880 Wabash Street, Colorado Springs, Colorado, 80906, Phone: (719) 391-0600. \*\*Sale Date: 03/08/2024:

STOCK	YEAR	MAKE/MODEL	VIN
230068	2008	Hyundai Sonata	367200
329556	2004	Cadillac Deville	105923
329408	2012	Chevrolet Equinox	299819
329788	2000	Chevrolet Blazer	236467

329391	2013	Ford E-350	A93395
329565	2003	Honda Pilot	539378
329470	2007	Jeep Commander	574375
329143	2017	Nissan Altima	238730
329224	2000	Nissan Xterra	574069
329795	2001	Nissan Altima	107972
329385	2010	Toyota Camry	099090
329687	2004	Toyota Camry	300042
329569	2001	Volkswagen Golf	059410

Date of Publication: March 8, 2024

Published: Intermountain Jewish News

Denver Probate Court

1437 Bannock Street, Rm. 230

Denver, Colorado 80202

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

Case Number:

Division Courtroom

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

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

John Patrick Loth, Spouse

3185 South Beeler Street

Denver, CO 80231

Amy Rachelle Keables, Daughter

3502 42 Avenue NE

Tacoma, WA 98422

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

Description of Property

Location of Property

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

Date: March 25, 2024

Time: 8:00 am Courtroom or Division:

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

The hearing will take approximately One (1) hour.

Note:

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

Attorney or Party Without Attorney (Name and Address):

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

360 S. Garfield St., 6th Floor

Denver, Colorado 80209

Phone Number: (303) 333-9810

E-mail: [lkalata@fostergraham.com](mailto:lkalata@fostergraham.com)

FAX Number: (303) 333-9786

Name of Newspaper: Intermountain Jewish News

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

First Publication: March 8, 2024

Second Publication: March 15, 2024

Third Publication: March 22, 2024

Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000498 To Whom It May Concern: On 12/06/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JEREMY ENNO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR QUICKEN LOANS, LLC Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC Date of Deed of Trust (DOT): 7/09/2021 Recorded Date of DOT: 7/14/2021 Reception No. of DOT: 2021132921 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$426,000.00 Outstanding Principal Amount as of the date hereof: \$409,820.88 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS

FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 28, BLOCK 1, GREEN VALLEY RANCH FILING NO. 35, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4876 PERTH ST, DENVER, CO 80249-8219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 4, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000009963869

#### NOTICE OF SALE

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
2000 Nissan Frontier	420909
2002 Chrysler PT Cruiser	291126
2013 Chevrolet Sonic	208414
2003 Buick Century	212163
1997 Toyota T100	049544
2018 Ford EcoSport	204797
2012 Dodge Journey	307591
2002 Ford E Series	B49960
2001 Dodge Ram 1500	221825
2011 Nissan Altima	174712
2008 Nissan Maxima	832219

Date of Publication: March 8, 2024

Published: Intermountain Jewish News

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000492 To Whom It May Concern: On 12/01/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SUSAN M. ORTIZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CATALYST LENDING, INC. Current Holder of Evidence of Debt: PENNYMAC LOAN SERVICES, LLC Date of Deed of Trust (DOT): 3/14/2016 Recorded Date of DOT: 3/17/2016 Reception No. of DOT: 2016034366 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$181,550.00 Outstanding Principal Amount as of the date hereof: \$155,547.65 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 5, BLOCK 2, WULFEKUHLERS SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4664 CLAYTON STREET, DENVER, CO 80216

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 4, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 51088 RYAN BOURGEOIS, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Fax #: (303) 813-1107 Attorney File #: 00000009966235

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000535 To Whom It May Concern: On 12/27/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LENDE LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: MERCHANTS MORTGAGE & TRUST CORPORATION Current Holder of Evidence of Debt: TOORAK CAPITAL PARTNERS, LLC Date of Deed of Trust (DOT): 5/05/2022 Recorded Date of DOT: 5/06/2022 Reception No. of DOT: 2022061725 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$429,891.00 Outstanding Principal Amount as of the date hereof: \$429,891.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 34, BLOCK 2, VALLEY STATION FILING NO.2, IN THE CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4348 NORTH SABLE STREET, DENVER, CO 80239

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

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

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

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

#### PUBLIC NOTICE

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

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

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

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



Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/08/2024 Last Publication: 4/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/27/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 22-026513

#### PUBLIC NOTICE

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

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

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

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

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

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

#### PUBLIC NOTICE

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



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

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

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

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

#### PUBLIC NOTICE

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

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

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

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

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

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000489 To Whom It May Concern: On 12/05/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: EMILY CARPER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: J.P. MORGAN MORTGAGE ACQUISITION CORP. Date of Deed of Trust (DOT): 3/22/2019 Recorded Date of DOT: 3/27/2019 Reception No. of DOT: 2019034912\*\* DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$184,300.00 Outstanding Principal Amount as of the date hereof: \$176,343.77 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of

trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 4980 E DONALD AVE 17, DENVER, CO 80222

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 4, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO10171

2023-000489

EXHIBIT "A"

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

PARCEL I:

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

PARCEL II:

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

TOGETHER WITH:

1. THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING STALL NO'S 17A AND 17B AND TO THE RIGHT TO USE BALCONY NO'S 16 AND 17 IN CONJUNCTION EXCLUSIVELY WITH THE OWNERS OF UNIT NO. 16, BOTH OF WHICH ARE LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN REFERRED TO ABOVE.
2. THE EXCLUSIVE RIGHT TO USE AIR CONTITIONERS OR OTHER APPLIANCES WHICH PROJECT BEYOND THE SPACE OR AREA ABOVE DESCRIBED AND CONTIGUOUS THERETO.
3. A RIGHT OF WAY IN COMMON WITH OTHERS, FOR INGRESS AND EGRESS TO AND FROM THE PROPERTY ABOVE DESCRIBED.

4. THE RIGHT TO USE THE STAIRS, HALLS, PASSAGE WAYS AND OTHER COMMON AREAS IN COMMON WITH OTHER OWNERS OF SPACES OR AREAS IN THE APARTMENT BUILDING CONSTRUCTED ON THE ABOVE DESCRIBED PREMISES, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES.

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

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

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

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000502 To Whom It May Concern: On 12/08/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CHRISTINA RENEE MAU Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR UNION HOME MORTGAGE CORP. Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE, LLC Date of Deed of Trust

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

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 4, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 23CO00233-2

#### PUBLIC NOTICE

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

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

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

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

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

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

#### PUBLIC NOTICE

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

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

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

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

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

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

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000485 To Whom It May Concern: On 12/06/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ABASS YAYA BAMBA Original Beneficiary: DOMINION FINANCIAL SERVICES, LLC Current Holder of Evidence of Debt: DOMINION FINANCIAL SERVICES, LLC Date of Deed of Trust (DOT): 6/11/2019 Recorded Date of DOT: 6/13/2019 Reception No. of DOT: 2019075363 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$442,000.00 Outstanding Principal Amount as of the date hereof: \$442,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED, AS CURRENT HOLDER OF THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST, DECLARES THAT THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE YOUR REQUIRED INTEREST-ONLY PAYMENTS ON SAID INDEBTEDNESS WHEN THE SAME OR DUE AND OWING, AND THE LEGAL HOLDER OF THE INDEBTEDNESS HAS ACCELERATED THE SAME AND DECLARED THE SAME IMMEDIATELY FULLY DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 25 AND 26, BLOCK 11, SUN VALLEY SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 995 SOUTH LOCUST STREET, DENVER, CO 80224

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 4, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 Paul Lopez DENVER



COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: PEARSON & PARIS, P.C. Denver Registration #: 51276 KIRSTEN Z MYERS, 14142 DENVER WEST PARKWAY, SUITE 200, LAKEWOOD, CO 80401 Phone #: (303) 996-8610 Attorney File #: 995 SOUTH LOCUST STREET

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000490 To Whom It May Concern: On 12/01/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: TERRI M WINDLEY and JON M. WINDLEY Original Beneficiary: MORGAN STANLEY DEAN WITTER CREDIT CORPORATION Current Holder of Evidence of Debt: HSBC BANK USA, AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2004-2AR, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-2AR Date of Deed of Trust (DOT): 8/22/2003 Recorded Date of DOT: 9/10/2003 Reception No.of DOT: 2003191895 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$560,000.00 Outstanding Principal Amount as of the date hereof: \$281,904.44 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 16, 17 AND 18, BLOCK 42, PORTER AND RAYMOND'S MONTCLAIR, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 6375 EAST 6TH AVENUE, DENVER, CO 80220-5311

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 4, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 51088 RYAN BOURGEOIS, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Fax #: (303) 813-1107 Attorney File #: 00000009955329

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000508 To Whom It May Concern: On 12/13/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ROBERT M. ALARID Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 1/04/2016 Recorded Date of DOT: 2/09/2016 Reception No.of DOT: 2016015748 DOT Recorded in Denver County.

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

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

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



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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/16/2024 Last Publication: 3/15/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/06/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000009965674

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000494 To Whom It May Concern: On 12/01/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SIDEHILL, LLC Original Beneficiary: INDICATE CAPITAL REIT, LLC Current Holder of Evidence of Debt: INDICATE CAPITAL REIT, LLC Date of Deed of Trust (DOT): 8/16/2022 Recorded Date of DOT: 6/01/2023 Reception No. of DOT: 2023049351 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$314,500.00 Outstanding Principal Amount as of the date hereof: \$314,500.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS THAT WERE VIOLATED UNDER THE DEBT, THE DEED OF TRUST, OR BOTH, ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED ARE AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 13, AND 14, BLOCK 32, VILLA PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 840 LINLEY COURT, DENVER, CO 80204

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 4, 2024, Online at <https://www.denver.realestateclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realestateclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BURNS WALL AND MUELLER PC Denver Registration #: 12217 ROBERT T. COSGROVE, BURNS, WALL AND MUELLER, P.C., 303 EAST 17TH AVENUE, SUITE 920, DENVER, COLORADO 80203-1299 Phone #: 303-830-7000 Attorney File #: 840 LINLEY COURT

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000497 To Whom It May Concern: On 12/04/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LYSA M MOSLEY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 3/25/2019 Recorded Date of DOT: 3/27/2019 Reception No. of DOT: 2019034489 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$174,115.00 Outstanding Principal Amount as of the date hereof: \$162,979.88 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 7935 E 21ST AVE, DENVER, CO 80238

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 4, 2024, Online at <https://www.denver.realestateclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax

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

Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realestateclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-031382

#### LEGAL DESCRIPTION

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

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

#### NOTICE 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 #
2008 Subaru Legacy	204757
2007 Chrysler PT Cruiser	524830
2010 Scion TC	306265
2011 BMW 3 Series	918863
2015 Hyundai Accent	795881
2012 Nissan Maxima	828805

Date of Publication: March 8, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2024PR30076

In the Matter of the Estate of

MARCIA LOU RODGERS a/k/a

MARCIA L. RODGERS, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado on or before July 8, 2024, or the claims may be forever barred.

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

Attorney for the Personal Representative

Rozansky Law LLC

2301 Blake Street

Denver, Colorado 80205

Phone Number: (303) 263-9294

FAX Number: (303) 484-3995

E-mail: [allen@estate-protector.com](mailto:allen@estate-protector.com)

First Publication: March 8, 2024

Second Publication: March 15, 2024

Third Publication: March 22, 2024

Published: Intermountain Jewish News

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

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

As Rendered to the Commissioner of Insurance

LINCOLN HERITAGE LIFE INSURANCE COMPANY

NAIC Number 65927

4343 East Camelback Road

Phoenix, AZ 85018

Assets \$1,247,863,718

Liabilities \$1,132,303,477

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

DIVISION OF INSURANCE  
CERTIFICATE OF AUTHORITY

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the

**LINCOLN HERITAGE LIFE INSURANCE COMPANY**

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

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

**MICHAEL CONWAY**  
**Commissioner of Insurance**

First Publication: March 8, 2024

Last Publication: March 29, 2024

Published: Intermountain Jewish News

**PUBLIC NOTICE**

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

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

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

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

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

**Legal Description**

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

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

**District Court, Broomfield County**  
**Case No. 2023PR30154, Division T1**  
**In the Matter of the Estate of**

**GERALD B. PARKER a/k/a GERALD PARKER, Deceased.**

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

Christopher Turner,

Public Administrator, 17th Judicial District  
Special Administrator  
1760 Gaylord Street  
Denver, CO 80206  
Christopher Turner, #43245  
GANTENBEIN LAW FIRM LLC  
1760 Gaylord Street  
Denver, CO 80206  
Phone 720-593-8295  
Fax 720-442-8051  
christopher@gantenbeinlaw.com  
First Publication: March 1, 2024  
Second Publication: March 8, 2024  
Third Publication: March 15, 2024  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.**  
**Denver Probate Court**  
**Case No. 2024PR030028**  
**In the Matter of the Estate of**  
**GERTRUDE SCORE A/K/A**  
**GERTRUDE A. SCORE, ESQ., Deceased.**

All persons having claims against the above-named estate are required to present them to the personal representative or to the DENVER PROBATE COURT STATE OF COLORADO 1437 BANNOCK STREET DENVER CO 80202 on or before four (4) months from the date of the first publication or the claims may be forever barred.

Wayne E. Vaden, Esq. (#21026)  
Sydney C. Merrell, Esq. (#57396)  
Attorneys for the Personal Representative  
CITY PARK LAW GROUP, LLC  
12075 E. 45th Avenue, Suite 100-B  
Denver, CO 80239  
(303) 377-2933 Voice  
(303) 377-2834 Facsimile w.vaden@cityparklaw.com s.merrell@cityparklaw.com  
First Publication: March 1, 2024  
Second Publication: March 8, 2024  
Third Publication: March 15, 2024  
Published: Intermountain Jewish News

**PUBLIC NOTICE**

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

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

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

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

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

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

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

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

**LEGAL DESCRIPTION**

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

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

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

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME**

**Case No. 24C00042, Courtroom: 170**

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

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

First Publication: March 1, 2024

Second Publication: March 8, 2024

Third Publication: March 15, 2024

Published: Intermountain Jewish News

**PUBLIC NOTICE**

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

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

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

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

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

**PUBLIC NOTICE**



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

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

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

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

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

#### NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Wyatt's, Lone Star, Boulder Valley Towing, and Klaus' Towing abandoned vehicle sale: Address: 5130 Brighton Boulevard, Denver, CO 80216, Phone: (303) 777-2448. \*\*Sale Date: 03/08/2024:

STOCK	YEAR	MAKE/MODEL	VIN
329208	2003	Audi A4 150101	
329227	2006	Audi A4 2.0T Quattro AWD	279662
329799	2006	BMW 325XI	V06267
329367	2004	Buick LeSabre Custom	101104
328861	2007	Chevrolet Tahoe	119693
328997	1999	Chevrolet Silverado C1500	182518
329124	2018	Chevrolet Colorado	220190
329285	1993	Chevrolet Cavalier Z24	284518
329392	2007	Chevrolet Express	202342
329291	1984	Chevrolet Caprice	136760
329437	2002	Chevrolet TrailBlazer	294113
329571	1999	Chevrolet Geo Prizm	436390
329705	2006	Chevrolet Equinox LT	045923
329748	2007	Chevrolet Cobalt LT	251378
329763	2002	Chevrolet Avalanche	154120
329781	2005	Chevrolet Equinox	145057
329220	2005	Dodge Dakota Quad SLT	365577
329226	2003	Dodge Ram 1500 ST/SLT	510209
329713	2010	Dodge Journey	208345
329640	1998	Dodge Ram 2500	174887
329792	1995	Dodge Ram	186005
329800	2010	Dodge Avenger	108001
329216	2012	Ford Fiesta	161855
329229	2010	Ford F150 Supercrew	D34085
329544	1997	Ford Escort LX	137144
329810	2005	Ford Econoline E350 SD Wagon	B12337
329820	2002	Ford Windstar FWD Van	B04192
329472	2001	GMC Yukon XL K1500	244308
329698	1977	GMC C25 Pickup 2WD	501115

329696	1997	GMC Sierra K1500	514249	
329730	2003	GMC Envoy	324874	
328920	2000	Homemade Single Axle (FMR POP UP)		NOVIN
329482	2007	Honda Pilot EXL	510642	
329812	2014	Honda Accord	206484	
329662	2012	Hyundai Tucson	403142	
329171	2004	Infiniti G35	710453	
329779	1999	Jeep Grand Cherokee Laredo		746522
329703	2006	Kia Sorrento EX/LX	622574	
329551	2010	Kymco People	521962	
329562	2000	Mercedes-Benz E320 4MATIC		032307
329212	2009	Nissan Rogue	434946	
329701	2003	Nissan Maxima GLE/SE	430432	
329777	2009	Nissan Altima	173861	
329471	2007	Pontiac G6 GT	190176	
329817	2020	Ram 2500	257897	
329188	2007	Saturn Ion Level 2		159827
329786	2005	Saturn Ion	103111	
329600	2006	Subaru Legacy Outback 2.5I		329693
329694	2006	Subaru Tribeca 3.0 H6/Limited		421542
329699	2005	Subaru Legacy Outback 2.5I		377488
329695	2003	Subaru Legacy Outback	641831	
329803	1994	Subaru Impreza	831168	
329867	2009	Subaru Legacy 2.5I		211773
329210	2006	Toyota Corolla Matrix XR	610939	
329467	2001	Toyota Corolla CE/LE/S	544041	
329574	2005	Toyota Sienna LE 041382		
329707	2007	Toyota Camry Hybrid		025312
329709	2005	Toyota Corolla CE/LE/S		364425
329789	2007	Toyota Prius	669536	
329324	2004	Volkswagen Passat		201412
329700	2008	Volkswagen Jetta SE/SEL		123878
329577	2008	Volvo XC90 3.2	478938	
118666	2009	Yamaha ZF-R1	003323	
328131	2023	Chevrolet Malibu	164249	

Date of Publication: March 8, 2024

Published: Intermountain Jewish News

**NOTICE OF SALE BY  
INTERCEPTOR TOWING & RECOVERY LLC**

**P.O. Box 764, Westminster CO80030. Phone: 720-291-3878**

The following individuals are hereby notified that their vehicles will be sold at **INTERCEPTOR TOWING & RECOVERY L.L.C.**, P.O. BOX 712, Byers, CO 80013:

<b>YEAR/MAKE/MODEL</b>	<b>VIN #</b>
2009 Chevrolet Malibu- Sedan- Black	105256
1997 General Motors- Suncrest- Van- White	077536
2000 Chevrolet Silverado- Pickup- Silver	167554
1997 Ford F150- Pick Up- White	C02887
2021 GMC Sierra- Crew Pickup- White	186833
2011 Toyota Corolla-4 Doors- Gray	610130
1998 Honda Motor-Accord- Sedan- Green	033471
2006 Chrysler Pacifica- 4Dr Wagon Sport Utility-	707160
2009 Toyota Camry- Sedan- Gray	379774
2005 Peterbilt Motors- Tractor- Brown	854634

Date of Publication: March 8, 2024

Published: Intermountain Jewish News

**PUBLIC NOTICE**

**DENVER NOTICE OF SALE** Public Trustee Sale No. 2024-000006 To Whom It May Concern: On 1/03/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOSE ANGEL ROBLES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES Date of Deed of Trust (DOT): 5/27/2016 Recorded Date of DOT: 5/31/2016 Reception No. of DOT: 2016070556 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$294,566.00 Outstanding Principal Amount as of the date hereof: \$252,608.87 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED

MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: LOT 5, RESUBDIVISION OF BLOCK 6, CARLSON-MCCLELLAND-FREDERICKS GREEN ACRES, FILING NO. 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1460 S TEJON ST, DENVER, CO 80223

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/08/2024 Last Publication: 4/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/27/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO11795

#### PUBLIC NOTICE

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

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

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

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

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

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

#### LEGAL DESCRIPTION

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

FEET TO THE POINT OF BEGINNING, BLOCK 8, BROADWAY TERRACE, CITY AND COUNTY OF DENVER,  
STATE OF COLORADO.

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000501 To Whom It May Concern: On 12/11/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: WILLIAM MARTIN POWERS Original Beneficiary: ZB, N.A. DBA VECTRA BANK COLORADO Current Holder of Evidence of Debt: ZIONS BANCORPORATION, N.A. DBA VECTRA BANK COLORADO FKA ZB, N.A. DBA VECTRA BANK COLORADO Date of Deed of Trust (DOT): 4/12/2017 Recorded Date of DOT: 4/28/2017 Reception No. of DOT: 2017056433 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$39,560.00 Outstanding Principal Amount as of the date hereof: \$38,046.03 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 7 AND 8, BLOCK 20, STEBBINS HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1330 S. CORONA STREET, DENVER, CO 80210 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

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

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

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

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

**Denver Probate Court**

**Case Number: 2024PR30151**

**NOTICE TO CREDITORS**

**In the Matter of the Estate of**

**STEVEN METZLER, Deceased.**

All persons having claims against the above-named estate are required to present them to the personal representative or to the Probate Court of the City and County of Denver, Colorado or on or before July 8, 2024, or the claims may be forever barred.

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

STEPHEN E. OXMAN, Esq. Atty. Reg. #: 5295

Attorney for the Personal Representative

Oxman & Oxman, P.C.

2025 York Street

Denver, CO 80205

Phone No.: 303-321-3747

FAX No.: 303-388-6386

E-mail: [stephen@oxmanandoxman.com](mailto:stephen@oxmanandoxman.com)

First Publication: March 1, 2024

Second Publication: March 8, 2024

Third Publication: March 15, 2024

Published: Intermountain Jewish News

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

**District Court, Boulder County**

**Case Number: 2023PR30658**

**NOTICE TO CREDITORS**

**In the Matter of the Estate of**

**JO ANN FERGUSON a/k/a JO ANN PRICE, Deceased.**

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

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

BRANDON J. FIELDS, Esq. Atty. Reg #: 30877  
Attorney for the Personal Representative  
1510 28th St., Suite 275  
Boulder, CO 80303  
Phone: 303-449-5602  
Fax: 303-557-2302  
E-mail: [Brandon@elderlawboulder.com](mailto:Brandon@elderlawboulder.com)  
First Publication: March 1, 2024  
Second Publication: March 8, 2024  
Third Publication: March 15, 2024  
Published: Intermountain Jewish News

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000491 To Whom It May Concern: On 12/01/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: RONALD W. MARSHALL JR. A/K/A RONALD WAYNE MARSHALL, JR., AN UNMARRIED MAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR OCEANSIDE MORTGAGE COMPANY Current Holder of Evidence of Debt: OCEANSIDE MORTGAGE COMPANY Date of Deed of Trust (DOT): 10/27/2017 Recorded Date of DOT: 11/02/2017 Reception No. of DOT: 2017144318 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$280,560.00 Outstanding Principal Amount as of the date hereof: \$251,674.98 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE THE MONTHLY MORTGAGE PAYMENTS AS REQUIRED BY THE TERMS OF THE NOTE AND DEED OF TRUST. SUCH FAILURE CONSTITUTES A BREACH UNDER THE NOTE AND DEED OF TRUST TRIGGERING THE POWER OF SALE BY THE PUBLIC TRUSTEE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 601 W 11TH AVE. UNIT 1102, DENVER, CO 80204

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 4, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: THE SAYER LAW GROUP, P.C. Denver Registration #: 46396 MARCELLO G ROJAS, 3600 SOUTH BEELER STREET, SUITE 330, DENVER, CO 80237 Phone #: (303) 353-2965 Attorney File #: CO230098

#### EXHIBIT A

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

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

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

TOGETHER WITH BICYCLE STORAGE UNIT NO. B50, PARKWAY CONDOMINIUM I AMENDMENT NO. 2. IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION FOR PARKWAY CONDOMINIUMS I RECORDED



ON AUGUST 16, 2002 AT RECEPTION NO. 2002143096 AND AS SHOWN ON THE CONDOMINIUM MAP FOR PARKWAY CONDOMINIUMS I, AMENDMENT 2 RECORDED ON DECEMBER 16, 2004 AT RECEPTION NO.2004255464, IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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

**Denver Probate Court**

**Case No. 2024PR030072**

**In the Matter of the Estate of**

**PAMELA NADINE FISHER, Deceased.**

All persons having claims against the above-named estate are required to present them to the personal representative or to the DENVER PROBATE COURT STATE OF COLORADO 1437 BANNOCK STREET DENVER CO 80202 on or before four (4) months from the date of the first publication or the claims may be forever barred.

Wayne E. Vaden, Esq. (#21026)

Sydney C. Merrell, Esq. (#57396)

Attorneys for the Personal Representative

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B

Denver, CO 80239

(303) 377-2933 Voice

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

First Publication: March 1, 2024

Second Publication: March 8, 2024

Third Publication: March 15, 2024

Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000533 To Whom It May Concern: On 12/27/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SOUTH CORONA STREET LLC Original Beneficiary: MY SCORONA, LLC Current Holder of Evidence of Debt: MY SCORONA, LLC Date of Deed of Trust (DOT): 1/27/2022 Recorded Date of DOT: 2/04/2022 Reception No. of DOT: 2022016265 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,775,000.00 Outstanding Principal Amount as of the date hereof: \$3,653,902.16 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED INCLUDE BUT ARE NOT LIMITED TO THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER THE DEED OF TRUST AND THE DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 3 AND 4, BLOCK 20, STEBBINS' HEIGHTS Which has the address of 1310 SOUTH CORONA STREET, DENVER, CO 80210

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/01/2024 Last Publication: 3/29/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/20/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: SPENCER FANE LLP Denver Registration #: 48223 EVAN SINGLETON, 1700 LINCOLN STREET, SUITE 2000, DENVER, CO 80203 Phone #: (303) 839-3750 Attorney File #: 1310 SOUTH CORONA STREET

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000532 To Whom It May Concern: On 12/27/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SOUTH CORONA STREET LLC Original Beneficiary: MY SCORONA, LLC Current Holder of Evidence of Debt: MY SCORONA, LLC Date of Deed of Trust (DOT): 1/27/2022 Recorded Date of DOT: 2/04/2022 Reception No. of DOT: 2022016266 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,775,000.00 Outstanding Principal Amount as of the date hereof: \$3,653,902.16 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED INCLUDE BUT ARE NOT LIMITED TO THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER THE DEED OF TRUST AND THE DEBT SECURED THEREBY.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 5 AND 6, BLOCK 20, STEBBINS' HEIGHTS Which has the address of 1318 SOUTH CORONA STREET, DENVER, CO 80210

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/01/2024 Last Publication: 3/29/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/20/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: SPENCER FANE LLP Denver Registration #: 48223 EVAN SINGLETON, 1700 LINCOLN STREET, SUITE 2000, DENVER, CO 80203 Phone #: (303) 839-3750 Attorney File #: 1318 SOUTH CORONA STREET

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000493 To Whom It May Concern: On 12/01/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CHRISTINE P. CARDINELL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR REVERSE MORTGAGE FUNDING LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC Date of Deed of Trust (DOT): 12/13/2018 Recorded Date of DOT: 12/18/2018 Reception No. of DOT: 2018160227 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$472,500.00 Outstanding Principal Amount as of the date hereof: \$147,732.65 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1020 15TH STREET UNIT 10A, DENVER, CO 80202

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 4, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/09/2024 Last Publication: 3/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/30/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-031297

#### LEGAL DESCRIPTION

Unit 10-A and Parking Unit P423, Brooks Tower Residences, A Condominium, City and County of Denver, Colorado, in accordance with and subject to the amended and restated Declaration of Covenants, Conditions and Restrictions of Brooks Tower Residences, a Condominium, City and County of Denver, Colorado recorded on May 23, 1995, as Reception No. 9500059593, First Amendment thereto recorded June 26, 1995 at Reception No. 9500073943, Second Amendment thereto recorded June 6, 1996 at Reception No. 9600084431, and Fourth Amendment thereto recorded January 27, 1997 at Reception No. 9700010073 and Fifth Amendment thereto recorded May 8, 1997 at Reception No. 9700058225, and Sixth Amendment thereto recorded July 18, 1997 at Reception No. 9700093275, and the Amended Map recorded on May 23, 1995 at Reception No. 9500059592, First Amendment to the Map recorded June 6, 1996 at Reception No. 9600077692 and Second Amendment to the Map recorded June 19, 1996 at

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

Reception No. 9600084430 and Third Amendment to the Map recorded January 27, 1997 at Reception No. 9700010074 and Fourth Amendment to the Map recorded May 8, 1997 at Reception No. 9780058226 and Fifth Amendment to the Map recorded July 18, 1997 at Reception No. 9700093276, City and County of Denver, Colorado records, City and County of Denver, State of Colorado.

DISTRICT COURT, DENVER COUNTY, COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

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

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

Case Number:  
2023CV032423

#### **SHERIFF'S NOTICE OF SALE**

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

Original Lientee Vanessa Felix

Original Lienor Brandy Chase at Eastmoor Park Association, Inc.

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

Date of Lien being foreclosed January 24, 2021

Date of Recording of Lien being foreclosed January 26, 2021

County of Recording Denver

Recording Information 2021013585

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

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

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

Description of property to be foreclosed:

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

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

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

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

#### NOTICE OF SALE

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

#### NOTICE OF RIGHTS

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

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

Wendy E. Weigler #28419

Winzenburg, Leff, Purvis & Payne, LLP

8020 Shaffer Parkway, Suite 300

Littleton, CO 80127

303-863-1870

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

Date: January 25, 2024.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Roy Line

Attorneys for Plaintiff:

WINZENBURG, LEFF, PURVIS & PAYNE, LLP

Wendy E. Weigler #28419

Address: 8020 Shaffer Parkway, Suite 300,

Littleton, CO 80127

Phone Number: (303) 863-1870

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

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Last Publication: March 22, 2024

Name of Publication: Intermountain Jewish News

#### PUBLIC NOTICE

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

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

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

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

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

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

#### EXHIBIT A

##### PARCEL 1:

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

##### PARCEL 2:

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

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000517 To Whom It May Concern: On 12/19/2023 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DOROTHY L. PASTINE and JOESPH T. PASTINE Original Beneficiary: NORWEST MORTGAGE, INC., A CALIFORNIA CORPORATION Current Holder of Evidence of Debt: SEATTLE BANK Date of Deed of Trust (DOT): 12/19/1996 Recorded Date of DOT: 1/06/1997 Reception No.of DOT: 9700001729 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$174,000.00 Outstanding Principal Amount as of the date hereof: \$386,920.84 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, DEATH OF ALL



NAMED MORTGAGORS UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1956 SOUTH NEWTON STREET, DENVER, COLORADO 80219

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

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

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

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

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

#### LEGAL DESCRIPTION -EXHIBIT A

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

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

#### PUBLIC NOTICE

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

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/16/2024 Last Publication: 3/15/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/06/2024 Paul Lopez DENVER



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: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 23CO00519-1

Exhibit A

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

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

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

Together with:

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