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

**District Court, Jefferson County  
Case Number: 2024PR30358, Division: 11  
In the Matter of the Estate of  
NANCY EILEEN STRUBBE, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representatives or to the District Court of Jefferson County, Colorado on or before August 12, 2024, or the claims may be forever barred.

Ashli Farrar  
Personal Representative  
c/o Miller & Law, PC,  
1900 W. Littleton Boulevard  
Littleton, CO 80120

Robert H. Miller, Esq. Atty. Reg. #:9860  
Attorney for the Personal Representative  
Miller & Law, P.C.  
1900 W. Littleton Boulevard  
Littleton, CO 80120  
Phone Number: 303-722-6500  
FAX Number: 303-722-9270  
First Publication: April 12, 2024  
Second Publication: April 19, 2024  
Third Publication: April 26, 2024  
Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000039 To Whom It May Concern: On 1/25/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ESTHER M. TAYLOR Original Beneficiary: U.S. BANK, NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/13/2007 Recorded Date of DOT: 3/24/2007 Reception No.of DOT: 2007047921 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$100,000.00 Outstanding Principal Amount as of the date hereof: \$17,232.52 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: A PARCEL OF LAND SITUATED IN THE STATE OF COLORADO, COUNTY OF DENVER, WITH A STREET LOCATION ADDRESS OF 2924 DAHLIA ST; DENVER, CO 80207-2655 CURRENTLY OWNED BY ESTHER M TAYLOR HAVING A TAX IDENTIFICATION NUMBER OF 1304-09-009 AND FURTHER DESCRIBED AS PARK HILL ANNEX B3 L17/18. Which has the address of 2924 DAHLIA ST, DENVER, CO 80207

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 23, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/29/2024 Last Publication: 4/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/19/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO22713

**NOTICE OF SALE**

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

<b>YEAR/MAKE/MODEL</b>	<b>VIN</b>
2002 Honda Accord	004666
2008 VW Rabbit	006103
2018 Ford Focus	223535

Date of Publication: April 19, 2024  
Published: Intermountain Jewish News

**PUBLIC NOTICE**

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

Legal Description of the Real Property: THE WEST 42.5 FEET OF LOTS 38, 39 AND 40, BLOCK 47, P.T. BARNUM'S SUBDIVISION TO THE CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4118 WEST 1ST AVENUE, DENVER, CO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 23, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/29/2024 Last Publication: 4/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/19/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO22707

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000044 To Whom It May Concern: On 1/26/2024 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: FLOR VELASCO and BESSY MARTINEZ GARCIA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 6/12/2023 Recorded Date of DOT: 6/13/2023 Reception No.of DOT: 2023055352 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$460,505.00 Outstanding Principal Amount as of the date hereof: \$460,108.51 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: 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 12, BLOCK 1, GREEN VALLEY RANCH FILING NO. 69, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 18639 E 50TH PLACE, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 30, 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: 4/05/2024 Last

Intermountain Jewish News  
Legal Notices, April 19, 2024  
[www.ijn.com/legal-notices](http://www.ijn.com/legal-notices)

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

Publication: 5/03/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/26/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-031653

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000023 To Whom It May Concern: On 1/17/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SETH M YOUNG and MICHELLE E YOUNG Original Beneficiary: AXOS FEDERAL BANK Current Holder of Evidence of Debt: WBL SPE III, LLC Date of Deed of Trust (DOT): 10/22/2018 Recorded Date of DOT: 10/24/2018 Reception No.of DOT: 2018137850 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$60,000.00 Outstanding Principal Amount as of the date hereof: \$53,177.33 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 36, BLOCK 1, WESTBRIDGE SUBDIVISION FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3993 WEST KENYON AVE., DENVER, CO 80236

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 16, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/22/2024 Last Publication: 4/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/12/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HELLERSTEIN AND SHORE, PC Denver Registration #: 19973 DAVID A SHORE, 5347 S. VALENTIA WAY, SUITE 100, GREENWOOD VILLAGE, CO 80111 Phone #: 303-573-1080 Attorney File #: 19-00035SH

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000050 To Whom It May Concern: On 1/30/2024 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: MEGHAN F NAKAMURA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR GUARANTEED RATE, INC. Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 6/25/2021 Recorded Date of DOT: 6/30/2021 Reception No.of DOT: 2021105060 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$596,850.00 Outstanding Principal Amount as of the date hereof: \$576,715.64 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 5545 N VALENTIA ST, 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 May 30, 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.

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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: 4/05/2024 Last Publication: 5/03/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/26/2024 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 #: 000000010029148

LEGAL DESCRIPTION

PARCEL 13B:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOT 13, BLOCK 1, STAPLETON FILING NO. 45 AS RECORDED IN THE COUNTY RECORDS AT RECEPTION NO. 2014052885, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 13, BLOCK 1, THENCE NORTH 10°00'00" WEST, ON THE WEST LINE OF SAID LOT 13, A DISTANCE OF 137.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID WEST LINE OF SAID LOT 13, NORTH 10°00'00" WEST, A DISTANCE OF 24.46 FEET; THENCE NORTH 80°00'00" EAST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 10°00'00" EAST, ON THE EAST LINE OF SAID LOT 13, A DISTANCE OF 24.46 FEET; THENCE SOUTH 80°00'00" WEST, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

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

**Denver Probate Court  
Case No. 2023PR031209  
In the Matter of the Estate of  
LINDA J. BOLDIN, 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: April 12, 2024

Second Publication: April 19, 2024

Third Publication: April 26, 2024

Published: Intermountain Jewish News

**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>
2003 TOYOTA TACOMA	176170
2010 TOYOTA CAMRY	025317
2006 SUBARU FORESTER	757428
2011 CADILLAC SRX	605433
2005 CHRYSLER 300C	178964
2000 MITSUBISHI MONTERO	029397
2002 HONDA ACCORD	706972
2002 TOYOTA COROLLA	600992
2014 MINI COOPER	M16761
1982 HONDA GL1100A	220561
1999 LEXUS ES 300	055125
2012 CHEVROLET TRAVERSE	100396
2008 HONDA PILOT	035874
2002 PONTIAC GRAND AM	185541
2000 SATURN SL1	256224
2007 TOYOTA RAV 4	031996
2002 HONDA ACCORD	027192

Date of Publication: April 19, 2024

Published: Intermountain Jewish News

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

Intermountain Jewish News  
Legal Notices, April 19, 2024  
[www.ijn.com/legal-notice](http://www.ijn.com/legal-notice)

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**District Court, Adams County  
Case No. 2024PR0093, Division T1  
In the Matter of the Estate of**

**SABINA MARTINEZ a/k/a MARIA SABINA MARTINEZ, Deceased.**

All persons having claims against the above named estate are required to present them to the Personal Representative or to District Court of Adams, County, Colorado on or before August 12, 2024, or the claims may be forever barred.

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

Christopher Turner, #43245  
GANTENBEIN LAW FIRM LLC  
1760 Gaylord Street  
Denver, CO 80206  
Phone (303) 618-2122  
Fax 720-442-8051  
christopher@gantenbeinlaw.com  
First Publication: April 12, 2024  
Second Publication: April 19, 2024  
Third Publication: April 26, 2024  
Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000068 To Whom It May Concern: On 2/12/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: HAROLD R. STUART and NANCY CORCORAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MLD MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: MLD MORTGAGE INC. DBA THE MONEY STORE Date of Deed of Trust (DOT): 4/13/2018 Recorded Date of DOT: 4/18/2018 Reception No. of DOT: 2018045366 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$269,040.00 Outstanding Principal Amount as of the date hereof: \$277,286.06 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 10, BLOCK 9, GREEN VALLEY RANCH FILING NO. 47, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 21376 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 June 13, 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>.

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

**Denver Probate Court  
Case No. 2024PR030333  
In the Matter of the Estate of  
DORLA JEAN PRICE, 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)

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Attorneys for the Personal Representative  
CITY PARK LAW GROUP, LLC  
12075 E. 45th Avenue, Suite 100-B  
Denver, CO 80239  
(303) 377-2933 Voice  
(303) 377-2834 Facsimile w.vaden@cityparklaw.com s.merrell@cityparklaw.com  
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**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

**ALESTRI INSURANCE COMPANY  
NAIC Number 10942**

7351 E. Lowry Blvd., Suite 400  
Denver, CO 80230

Assets	\$7,043,314.86	
Liabilities	\$23,504.10	
Capital and Surplus/Policyholder Surplus		\$7,019,810.76

**DIVISION OF INSURANCE**

**CERTIFICATE OF AUTHORITY**

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

**ALESTRI INSURANCE COMPANY**

organized under the laws of Colorado, 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 Property and Casualty 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 July, 2024.

**MICHAEL CONWAY  
Commissioner of Insurance**

First Publication: April 12, 2024  
Last Publication: May 3, 2024  
Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000047 To Whom It May Concern: On 1/29/2024 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: TROY ADAM DUFFIE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING LLC Date of Deed of Trust (DOT): 3/24/2021 Recorded Date of DOT: 3/30/2021 Reception No.of DOT: 2021057743 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$306,000.00 Outstanding Principal Amount as of the date hereof: \$298,213.08 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 16174 E 47TH DR, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 30, 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.

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

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: 4/05/2024 Last Publication: 5/03/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/26/2024 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 #: 23CO00460-3

Legal Description

A PARCEL OF LAND BEING A PORTION OF LOT 8, BLOCK 17, DENVER CONNECTION WEST FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 2016106834 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTH ONE-HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 8 WHENCE THE NORTHEAST CORNER OF SAID LOT 8 BEARS NORTH 89°22'37" EAST WITH ALL BEARINGS HEREON RELATIVE THERETO; THENCE NORTH 89°22'37" EAST ALONG THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 70.67 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°22'37" EAST A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°37'04" EAST A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8; THENCE ALONG SAID SOUTH LINE, SOUTH 89°22'37" WEST, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°37'04" WEST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000019 To Whom It May Concern: On 1/12/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: RAUDEL RODRIGUEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 1/11/2016 Recorded Date of DOT: 1/13/2016 Reception No. of DOT: 2016004320 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$319,014.00 Outstanding Principal Amount as of the date hereof: \$230,250.04 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

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

Legal Description of the Real Property: LOT 9, BLOCK 14, GREEN VALLEY RANCH SUBDIVISION FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Which has the address of 21551 STOLL PLACE, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 16, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/22/2024 Last Publication: 4/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/12/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 17-016338

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000054 To Whom It May Concern: On 1/31/2024 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: LOREN ANNE CARY Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION ND, A NATIONAL BANKING ASSOCIATION ORGANIZED UNDER THE LAWS OF THE UNITED STATES Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 4/22/2011 Recorded Date of DOT: 5/16/2011 Reception No. of DOT: 2011053812 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$100,000.00 Outstanding Principal Amount as of the date hereof: \$99,314.01 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

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

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: SITUATED IN DENVER COUNTY, COLORADO: THE NORTH 20 FEET OF LOT 13 AND THE SOUTH 20 FEET OF LOT 14 EXCEPT THE REAR 8 FEET OF SAID LOTS, BLOCK 9 BROADWAY TERRACE CITY AND COUNTY OF DENVER, STATE OF COLORADO. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE. BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2003193274, OF THE DENVER COUNTY, COLORADO RECORDS. Which has the address of 325 BANNOCK ST, DENVER, COLORADO 80223-1103

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 30, 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: 4/05/2024 Last Publication: 5/03/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/26/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-24-973623-LL

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000062 To Whom It May Concern: On 2/08/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MICHAEL GUY VITRY and BETTY JO VITRY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FIRST NATIONAL BANK TEXAS DBA FIRST COMMUNITY MORTGAGE, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SELECT PORTFOLIO SERVICING, INC. Date of Deed of Trust (DOT): 9/30/2016 Recorded Date of DOT: 10/04/2016 Reception No.of DOT: 2016136599\*\* DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$314,400.00 Outstanding Principal Amount as of the date hereof: \$277,568.82 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 37 AND 38, BLOCK 98, BLOCKS 73 TO 80, 97 TO 104, 137 TO 144, AND 177 TO 184, INCLUSIVE, IN BERKELEY , EXCEPT THE REAR 8 FEET OF SAID LOTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, Which has the address of 4953 MEADE STREET, DENVER, CO 80221

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 6, 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: 4/12/2024 Last Publication: 5/10/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/02/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: CO21880

#### PUBLIC NOTICE



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

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000045 To Whom It May Concern: On 1/26/2024 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: SUZANNE PERSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR THE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-2 Date of Deed of Trust (DOT): 2/09/2007 Recorded Date of DOT: 2/22/2007 Reception No.of DOT: 2007030875 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$100,000.00 Outstanding Principal Amount as of the date hereof: \$89,120.03 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 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: CONDOMINIUM UNIT 604, MOUNTAIN SHADOWS CONDOMINIUMS IN ACCORDANCE WITH THE DECLARATION RECORDED NOVEMBER 16, 1978, IN BOOK 1792 AT PAGE 1, AND CONDOMINIUM MAP RECORDED NOVEMBER 16, 1978, IN CONDOMINIUM MAP BOOK C8 AT PAGE 95 OF THE CITY AND COUNTY OF DENVER RECORDS, AND AMENDMENTS THERETO RECORDED DECEMBER 13, 1978 IN BOOK 9 AT PAGE 16, AND RECORDED MARCH 29, 1979 IN BOOK 11 AT PAGE 23, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE B-18, STORAGE SPACE 115, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 2 ADAMS STREET #604, DENVER, CO 80206

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 30, 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: 4/05/2024 Last Publication: 5/03/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/26/2024 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 #: CO22765

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

**Case No. 24C00236, Courtroom: 186**

Public Notice is given on 4/5/2024 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 FRED JOHN ALTMAN be changed to LISA NICOLE ALTMAN.

First Publication: April 12, 2024

Second Publication: April 19, 2024

Third Publication: April 26, 2024

Published: Intermountain Jewish News

#### **PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000021 To Whom It May Concern: On 1/12/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JUSTICE TAYLOR Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UMB BANK, N.A., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: UMB BANK, N.A. Date of Deed of Trust (DOT): 9/14/2022 Recorded Date of DOT: 9/15/2022 Reception No.of DOT: 2022121268 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$417,100.00 Outstanding Principal Amount as of the date hereof: \$412,789.74 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 25, AND THE NORTH 15 FEET OF LOT 24, AND THE SOUTH 10 FEET OF LOT 26, BLOCK 4, HASKELL'S SUBDIVISION OF COLFAX GARDENS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1675 N. ROSLYN STREET, DENVER, CO 80220

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

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 16, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/22/2024 Last Publication: 4/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/12/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MESSNER REEVES LLP Denver Registration #: 33214 DEANNE R STODDEN, 1550 WEWATTA STREET, SUITE 710, DENVER, CO 80202 Phone #: (303) 623-4806 Fax #: 303-623-0552 Attorney File #: 10058.0087/23-000161-01

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000027 To Whom It May Concern: On 1/19/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: RONALD F. PINKARD Original Beneficiary: JPMORGAN CHASE BANK, N.A. Current Holder of Evidence of Debt: SELENE FINANCE LP Date of Deed of Trust (DOT): 11/30/2015 Recorded Date of DOT: 12/10/2015 Reception No. of DOT: 2015170706 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$317,331.00 Outstanding Principal Amount as of the date hereof: \$275,399.29 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property:

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

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

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 23, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/29/2024 Last Publication: 4/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/19/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO22355

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

**Denver Probate Court**

**Case No. 2024PR030004**

**In the Matter of the Estate of**

**DAVID CARL POLSON, Deceased.**

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

Wayne E. Vaden, Esq. (#21026)

Sydney C. Merrell, Esq. (#57396)

Attorneys for the Personal Representative

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B

Denver, CO 80239

(303) 377-2933 Voice

(303) 377-2834 Facsimile [w.vaden@cityparklaw.com](mailto:w.vaden@cityparklaw.com) [s.merrell@cityparklaw.com](mailto:s.merrell@cityparklaw.com)

First Publication: April 12, 2024

Intermountain Jewish News  
Legal Notices, April 19, 2024  
[www.ijn.com/legal-notice](http://www.ijn.com/legal-notice)

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

Second Publication: April 19, 2024  
Third Publication: April 26, 2024  
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.  
District Court, Jefferson County  
Case Number: 2024PR30382  
In the Matter of the Estate of  
CONNIE RAE ISKE, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representatives or to the District Court of Jefferson County, Colorado on or before August 5, 2024, or the claims may be forever barred.

Julie Karavas, Esq. Atty. Reg. #: 45394  
Thomas Kranz, Esq. Atty. Reg. #: 40421  
Attorneys for the Personal Representative  
Karavas & Kranz, P.C.  
1123 Spruce Street, Suite 200  
Boulder, CO 80302  
Phone Number: 720-943-1095  
E-mail: [julie@jkklegal.com](mailto:julie@jkklegal.com)  
FAX Number: 308-946-2503  
First Publication: April 5, 2024  
Second Publication: April 12, 2024  
Third Publication: April 19, 2024  
Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE PUBLIC TRUSTEE SALE NO. 2024-000037 TO WHOM IT MAY CONCERN: ON 1/24/2024 THE UNDERSIGNED PUBLIC TRUSTEE CAUSED THE NOTICE OF ELECTION AND DEMAND RELATING TO THE DEED OF TRUST DESCRIBED BELOW TO BE RECORDED IN DENVER COUNTY. ORIGINAL GRANTOR: LUCILLE VALDEZ AND MICHAEL RODRIGUEZ ORIGINAL BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR REAL ESTATE MORTGAGE NETWORK, INC., ITS SUCCESSORS AND ASSIGNS CURRENT HOLDER OF EVIDENCE OF DEBT: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING DATE OF DEED OF TRUST (DOT): 2/08/2013 RECORDED DATE OF DOT: 2/14/2013 RECEPTION NO.OF DOT: 2013021671 DOT RECORDED IN DENVER COUNTY. ORIGINAL PRINCIPAL AMOUNT OF EVIDENCE OF DEBT: \$154,481.00 OUTSTANDING PRINCIPAL AMOUNT AS OF THE DATE HEREOF: \$88,364.82 PURSUANT TO C.R.S. §38-38-101 (4) (I), YOU ARE HEREBY NOTIFIED THAT THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST. LEGAL DESCRIPTION OF THE REAL PROPERTY: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. WHICH HAS THE ADDRESS OF 210 S VRAIN ST, DENVER, CO 80219  
NOTICE OF SALE THE CURRENT OWNER OF THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST DESCRIBED HEREIN, HAS FILED NOTICE OF ELECTION AND DEMAND FOR SALE AS PROVIDED BY LAW AND IN SAID DEED OF TRUST.  
THEREFORE, NOTICE IS HEREBY GIVEN THAT I WILL, AT 10:00 AM IN THE FORENOON OF MAY 23, 2024, ONLINE AT [HTTPS://WWW.DENVER.REALFORECLOSE.COM/INDEX.CFM](https://www.denver.realforeclose.com/index.cfm), SELL AT PUBLIC AUCTION TO THE HIGHEST AND BEST BIDDER FOR CASH, THE SAID REAL PROPERTY AND ALL INTEREST OF SAID GRANTOR(S), GRANTOR(S)' HEIRS AND ASSIGNS THEREIN, FOR THE PURPOSE OF PAYING THE INDEBTEDNESS PROVIDED IN SAID EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST, PLUS ATTORNEYS' FEES, THE EXPENSES OF SALE AND OTHER ITEMS ALLOWED BY LAW, AND WILL EXECUTE AND RECORD A CERTIFICATE OF PURCHASE, ALL AS PROVIDED BY LAW. COMPUTER WORKSTATIONS WILL BE MADE PUBLICALLY AVAILABLE AT THE DENVER COUNTY PUBLIC TRUSTEE'S OFFICE, 201 W. COLFAX AVENUE, DEPT. 101, DENVER, COLORADO 80202 FOR THE PURPOSE OF PARTICIPATING IN OR OBSERVING THE AUCTION. INSTRUCTIONS ON ACCESSING THE SALE AND SUBMITTING BIDS MAY BE FOUND ONLINE AT [HTTPS://WWW.DENVER.REALFORECLOSE.COM](https://www.denver.realforeclose.com).  
THE BIDDING RULES FOR THE SALE WILL BE POSTED ON THE INTERNET OR OTHER ELECTRONIC MEDIUM USED TO CONDUCT THE SALE AT LEAST TWO WEEKS BEFORE THE DATE OF SALE.  
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. FIRST PUBLICATION: 3/29/2024 LAST PUBLICATION: 4/26/2024 PUBLISHER: INTERMOUNTAIN JEWISH NEWS DATED: 3/19/2024 PAUL LOPEZ DENVER COUNTY PUBLIC TRUSTEE THE NAME, ADDRESS AND TELEPHONE NUMBERS OF THE ATTORNEY(S) REPRESENTING THE LEGAL HOLDER OF THE INDEBTEDNESS IS: ATTORNEY COMPANY: HALLIDAY, WATKINS & MANN, P.C. DENVER REGISTRATION #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 PHONE #: 303-274-0155 FAX #: 303-274-0159 ATTORNEY FILE #: CO22786

EXHIBIT "A"

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

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

#### 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: 04/19/2024:

STOCK	YEAR	MAKE/MODEL	VIN	
333398	2006	Acura TSX	037635	
333673	2007	Audi A4048448		
333779	1994	Cadillac SeVille STS	826809	
333680	2004	Chevrolet Aveo LS	192898	
333690	2017	Chevrolet Impala LT	137890	
333776	2004	Chevrolet Impala	386498	
333780	2006	Chevrolet Silverado K3500	266269	
333791	2002	Chevrolet Avalanche	176304	
333800	2012	Chevrolet Cruze	223294	
333894	2012	Chevrolet Equinox LT	117754	
334136	1988	Chevrolet C1500	187715	
333774	2007	Chrysler Town & Country Touring ED	158720	
333598	2009	Dodge Journey SXT	501396	
333790	2010	Dodge Charger SXT	245405	
333872	2012	Dodge Grand Caravan	380093	
333456	2006	Ford Freestar SEL	A26213	
333580	2004	Ford Econoline Cutaway	A78745	
333663	2004	Ford Ranger	A06291	
333730	2014	Ford Fusion	397659	
333770	1988	Ford Bronco II	A10138	
333869	2010	Ford Transit Connect XLT	032352	
333902	1997	Ford F150	A61411	
333921	2010	Ford F-150	A07724	
333965	2007	Ford F150	D65478	
333653	2008	GMC Acadia	306913	
333893	1990	GMC S15	501492	
333498	2002	Homemade Single Axle Enclosed Trailer		NOVIN
333551	2008	Honda Civic	027231	
333778	2002	Honda Odyssey	003935	
333947	2001	Honda CR-V LX	000524	
334059	2001	Honda CRV	049015	
333753	2011	Hyundai Elantra	016355	
333557	2008	Jeep Liberty Sport	193632	
333830	2012	Jeep Liberty Sport	153282	
333884	2003	Jeep Grand Cherokee Limited	596147	
334071	2007	Jeep Commander	501380	
334119	1999	Jeep Cherokee	637427	
333786	2014	Kia Sorento	484104	
333996	2013	Kia Optima LX	228806	
334113	1998	Lexus ES	143344	
333350	2010	Mazda Mazda3	328121	
333687	2012	Mercedes-Benz CLS-Class	039573	
333729	2005	Nissan Altima S/SL	468579	
334111	2003	Nissan 350Z Coupe	009635	
333734	2003	Pontiac Vibe	462947	
333873	2004	Pontiac Montana	120044	
333828	2003	Saturn Vue	824011	
333966	2019	Subaru Crosstrek	398363	
334012	2006	Subaru Legacy Outback 2.5 XT LTD	307957	
333500	1981	Suzuki GS	000589	
333643	1998	Toyota Camry	052939	
333698	2008	Toyota Corolla	021737	
333900	2003	Toyota Camry	642491	
334002	2018	Toyota Prius	599568	
334109	2002	Toyota Celica	137702	

Intermountain Jewish News  
Legal Notices, April 19, 2024  
[www.ijn.com/legal-notice](http://www.ijn.com/legal-notice)

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

334178 1998 Toyota Camry CE/LE/XLE 363456  
Date of Publication: April 19, 2024  
Published: Intermountain Jewish News

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

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

<b>2005 TOYOTA COROLLA</b>	<b>384485</b>
<b>2010 CHEVROLET CRUZE</b>	<b>366754</b>
<b>2007 JEEP LIBERTY</b>	<b>604647</b>
<b>2000 CHEVROLET IMPALA</b>	<b>350055</b>
<b>2000 FORD WINDSTAR</b>	<b>A80050</b>
<b>2004 VOLKSWAGEN JETTA</b>	<b>089519</b>
<b>2004 DODGE RAM</b>	<b>103321</b>
<b>2008 NISSAN ALTIMA</b>	<b>420236</b>
<b>2001 FORD FOCUS</b>	<b>151400</b>
<b>2011 NISSAN 370Z</b>	<b>552978</b>
<b>2006 CHEVROLET IMPALA</b>	<b>352613</b>
<b>1998 FORD F150</b>	<b>B95925</b>
<b>2005 CHEVROLET IMPALA</b>	<b>136854</b>
<b>1996 BUICK RIVIERA</b>	<b>704102</b>
<b>2000 DODGE RAM</b>	<b>181366</b>
<b>2003 HYUNDAI ELANTRA</b>	<b>473361</b>

Date of Publication: April 19, 2024  
Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000064 To Whom It May Concern: On 2/09/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LUIS OSCAR PEREZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, AS BENEFICIARY, AS NOMINEE FOR GMAC BANK Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTPT TRUST, SERIES 2021 BKM-TT-V Date of Deed of Trust (DOT): 5/19/2005 Recorded Date of DOT: 6/03/2005 Reception No.of DOT: 2005090880 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$264,239.00 Outstanding Principal Amount as of the date hereof: \$232,310.89 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 1, BLOCK 13, GREEN VALLEY RANCH FILING NO. 40, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 21648 54TH AVENUE, 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 June 13, 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: 4/19/2024 Last Publication: 5/17/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: 23CO00471-1

**NOTICE OF SALE**

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

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: 04/19/2024:

STOCK	YEAR	MAKE/MODEL	VIN
329352	2004	Toyota Corolla	243704
334011	2005	BMW 300 CI	L15629
334001	2000	Buick LeSabre	118450
333595	2014	Dodge Avenger	223342
333584	2018	Dodge Journey	310048
333897	2002	Ford Expedition	A11053
334016	2002	Ford Explorer	C98993
333435	2003	Honda Accord	#010616
333354	1999	Honda CBR600F4	000369
333890	1999	Honda Accord	014221
333684	2007	Lincoln MKX	J37543
334115	2007	Mazda CX-7	113490
333886	2011	Nissan Altima	511816
333591	2005	Pontiac G6	201295
333898	2006	Pontiac G6	199392
334122	1996	Saturn SL 1	327433
333495	2005	Subaru Impreza Outback	815504
333998	2004	Toyota Camry Solara	014886

Date of Publication: April 19, 2024

Published: Intermountain Jewish News

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

**Denver Probate Court**

**Case No. 2024PR30370, Division: 3**

**In the Matter of the Estate of**

**MAX E. BIERSTEDT a/k/a MAX EDWARD**

**BIERSTEDT, MAX BIERSTEDT, Deceased.**

All persons having claims against the above-named estate are required to present them to the personal representative or to ALAN S. THOMPSON, Attorney for Personal Representative, 950 S. Cherry Street, Suite 300, Denver, Colorado, 80246, or the Denver Probate Court of the City and County of Denver, Colorado on or before September 3, 2024, or the claims may be forever barred.

ALAN S. THOMPSON, #20238

Attorney for the Personal Representative

Lohf Shaiman Jacobs PC

950 S. Cherry Street, Ste. 300,  
Denver, CO 80246

Phone No: 303-753-9000

Fax No: 303-753-9997

Email: [athompson@lohfshaiman.com](mailto:athompson@lohfshaiman.com)

First Publication: April 19, 2024

Second Publication: April 26, 2024

Third Publication: May 3, 2024

Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000065 To Whom It May Concern: On 2/09/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JANEL ANN WILSON and JEANETTE WILSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC. Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 12/17/2019 Recorded Date of DOT: 12/20/2019 Reception No. of DOT: 2019178746 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$354,461.00 Outstanding Principal Amount as of the date hereof: \$326,946.57 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 4224 FLANDERS STREET, 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 June 13, 2024, Online at <https://www.denver.real-foreclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/19/2024 Last Publication: 5/17/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/09/2024 Paul Lopez Denver County Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: 23CO00161-2

#### **LEGAL DESCRIPTION**

Part of Lot 21 and part of Lot 20, both in Block 4, GREEN VALLEY RANCH FILING NO. 4, located in the East 1/2 of Section 22. Township 3 South, Range 66 West of the 6th p.m., City and County of Denver, State of Colorado;

More particularly described as follows:

Beginning at the Northerly corner of said Lot 20, common with Lot 21; thence Southeasterly along the Northeasterly line of said Lot 20 a distance of 20.48 feet; thence on an angle to the right of 100 Deg. 35 Min. 40 Sec. a distance of 68.89 feet; thence on an angle to the left of 15 Deg. 50 Min. 19 Sec. a distance of 23.00 feet to a point on a radial curve on the Southwesterly line of said Lot 20; thence on an angle to the right of 90 Deg. 00. Min. 00 Sec. along said Southwesterly line along the arc of said radial curve to the left, having a central angle of 00 Deg. 22 Min. 17 Sec. and a radius of 154.32 feet, a distance of 1.00 feet to the most Southerly corner of said Lot 21; thence along the Southwesterly line of said Lot 21 continuing along the arc of said curve to the left, having a central angle of 14 Deg. 06 Min. 27 Sec. and a radius of 154.32 feet, a distance of 38.00 feet to a point of tangent; thence along said tangent Southwesterly line a distance of 10.61 feet to the most Westerly corner of said Lot 21, common with Lot 22; thence along the Northwesterly line of said Lot 21 on an angle to the right of 90 Deg. 00 Min. 00 Sec. a distance of 23.00 feet; thence on an angle to the right of 30 Deg. 50 Min. 19 Sec. a distance of 78.03 feet to a point on the Northeasterly line of said Lot 21; thence along said Northeasterly line on an angle to the right of 59 Deg. 09 Min. 29 Sec. a distance of 13.00 feet; thence continuing along said Northeasterly line on an angle to the right of 19 Deg. 43 Min. 24 Sec. a distance of 18.52 feet to the point of beginning, City and County of Denver, State of Colorado.

#### **Public Notice for vehicles to be sold by Majestic Towing**

<b>Year/Make/Model</b>	<b>Vin #</b>
2005 Haulette Trailer -	042181
1976 Chevrolet 10/1500 -	137982
2002 Pontiac Grand Prix -	273369
2014 Dodge Journey -	212004
1992 Volvo 940 -	093065
2011 Chevrolet Cruze -	162978

**Majestic Towing**

**POBox 33143**

**Denver, CO80233**

**720-775-2702**

Date of Publication: April 19, 2024

Published: Intermountain Jewish News

#### **PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000066 To Whom It May Concern: On 2/09/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: FRANCES P. DURAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOME EXPRESS MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE COLT 2021-4 MORTGAGE LOAN TRUST, A NEW YORK COMMON LAW TRUST Date of Deed of Trust (DOT): 8/05/2021 Recorded Date of DOT: 8/11/2021 Reception No.of DOT: 2021151240 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$712,500.00 Outstanding Principal Amount as of the date hereof: \$712,300.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 3, BLOCK 10, PINEHURST ESTATES COUNTRY CLUB ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 5295 WEST PRINCETON DRIVE, DENVER, CO 80235

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 June 13, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/19/2024 Last Publication: 5/17/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO22223

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000074 To Whom It May Concern: On 2/14/2024 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: MELISSA R. SEIB and CHARLES A. PROFFITT Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR U.S. BANK N.A., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 1/09/2009 Recorded Date of DOT: 1/16/2009 Reception No.of DOT: 2009005370 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$145,403.00 Outstanding Principal Amount as of the date hereof: \$111,865.50 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 10, BLOCK 8, CONCORD FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4513 FAIRPLAY WAY, 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 June 13, 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: 4/19/2024 Last Publication: 5/17/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO22867

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000063 To Whom It May Concern: On 2/08/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JAMES B. ORSULAK Original Beneficiary: CANVAS CREDIT UNION Current Holder of Evidence of Debt: CANVAS CREDIT UNION Date of Deed of Trust (DOT): 9/23/2022 Recorded Date of DOT: 10/17/2022 Reception No.of DOT: 2022131323 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$143,000.00 Outstanding Principal Amount as of the date hereof: \$142,286.63 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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, 10 AND 11, BLOCK 3, BELL PARK, EXCEPT THE REAR 8 FEET THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 2250 LEYDEN STREET, DENVER, CO 80207

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



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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 6, 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: 4/12/2024 Last Publication: 5/10/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/02/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-031692

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000060 To Whom It May Concern: On 2/05/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ARTHUR DAVID BONILLAS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 12/01/2021 Recorded Date of DOT: 12/02/2021 Reception No. of DOT: 2021221662 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$368,206.00 Outstanding Principal Amount as of the date hereof: \$356,421.89 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 7877 E MISSISSIPPI AVENUE, CONDO 1606, DENVER, CO 80247

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 6, 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: 4/12/2024 Last Publication: 5/10/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/02/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-031700

#### LEGAL DESCRIPTION

Condominium Unit 1606, Building No. B, Candlewyck according to the Map thereof recorded in Condominium Plat Book 4 at Page 36 and First Supplement thereto recorded in Book 4 at Page 150 and the Condominium Declaration thereof recorded April 4, 1975, in Book 1033 at Page 173; Together with the exclusive right to use Parking Spaces Numbered B75 and BB125, City and County of Denver, State of Colorado.

#### NOTICE OF SALE

All individuals interested in the following-described vehicles are hereby notified that their vehicles are to be sold at **Stevinson Toyota East**, 444 S. Havana St., Aurora, CO 80012.

Phone: (303) 341-2247

**YEAR/MAKE/MODEL/TYPE/COLOR VIN**  
**2008 TOYOTA TUNDRA PU BLUE 060599**

Date of Publication: April 19, 2024

Published: Intermountain Jewish News

Intermountain Jewish News  
Legal Notices, April 19, 2024  
[www.ijn.com/legal-notice](http://www.ijn.com/legal-notice)

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

NOTICE OF SALE

All individuals interested in the following-described vehicles are hereby notified that their vehicles are to be sold at **AutoNation Honda**, 104 2999 West 104th Ave., Westminster, CO 80234.

Phone: (303) 469-5551

**YEAR/MAKE/MODEL/TYPE/COLOR VIN**  
**2022 HONDA PILOT 4DR SU SILVER 001235**  
**2021 HONDA CIVIC 4DR SD GRAY 002141**

Date of Publication: April 19, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

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

Phone: (303) 759-4646

**YEAR/MAKE/MODEL/TYPE/COLOR/VIN**  
**2021 BMW M440I COUPE WHITE F35265**

Date of Publication: April 19, 2024

Published: Intermountain Jewish News

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

**Denver Probate Court**

**Case No. 2024PR30362, Division: 3**

**In the Matter of the Estate of**

**GEORGE CHARLES ARGUST a/k/a GEORGE C. ARGUST and GEORGE ARGUST, Deceased.**

All persons having claims against the above-named estate are required to present them to the personal representative or to Charles H. Jacobs, Attorney for Personal Representative, 950 S. Cherry Street, Suite 300, Denver, Colorado, 80246, or the Denver Probate Court of the City and County of Denver, Colorado on or before September 3, 2024, or the claims may be forever barred.

Charles H. Jacobs, #1919

Attorney for the Personal Representative

Lohf Shaiman Jacobs PC

950 S. Cherry Street, Ste. 300,

Denver, CO 80246

Phone No: 303-753-9000

Fax No: 303-753-9997

Email: [cjacobs@lohshaiman.com](mailto:cjacobs@lohshaiman.com)

First Publication: April 19, 2024

Second Publication: April 26, 2024

Third Publication: May 3, 2024

Published: Intermountain Jewish News

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

**District Court, Adams County**

**Case No. 2023PR459, Division T1**

**In the Matter of the Estate of**

**JOHN BENITO LUCERO, SR. a/k/a JOHN**

**BENITO LUCERO a/k/a JOHN LUCERO, Deceased.**

All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Adams, County, Colorado on or before August 19, 2024, or the claims may be forever barred.

Christopher Turner,

Public Administrator, 17th Judicial District

Personal Representative

1760 Gaylord Street

Denver, CO 80206

Christopher Turner, #43245

Public Administrator

GANTENBEIN LAW FIRM LLC

1760 Gaylord Street

Denver, CO 80206

Phone (303) 618-2122

Fax 720-442-8051

[christopher@gantenbeinlaw.com](mailto:christopher@gantenbeinlaw.com)

First Publication: April 19, 2024

Second Publication: April 26, 2024

Third Publication: May 3, 2024

Published: Intermountain Jewish News

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

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000071 To Whom It May Concern: On 2/12/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JAY CALABRESE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 10/16/2012 Recorded Date of DOT: 11/16/2012 Reception No.of DOT: 2012157971 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$105,900.00 Outstanding Principal Amount as of the date hereof: \$59,019.79 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 5, BLOCK 18, HYDE PARK ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3548 MARION ST, DENVER, CO 80205

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 13, 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: 4/19/2024 Last Publication: 5/17/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-031811

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

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

**BETTE RAE HAHN A/K/A BETTE R. HAHN, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Arapahoe County, Colorado on or before August 12, 2024, or the claims may be forever barred.

BRADLEY J. FRIGON, Esq. #27883  
Personal Representative/Attorney  
Law Office of Bradley J. Frigon, LLC  
PO Box 271631  
Littleton, CO80127  
(720) 200-4025

First Publication: April 12, 2024

Second Publication: April 19, 2024

Third Publication: April 26, 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

**COPIC INSURANCE COMPANY**

**NAIC Number 11860**

7351 E. Lowry Blvd., Suite 400  
Denver, CO 80230

Assets	\$663,366,353.77	
Liabilities	\$382,327,797.98	
Capital and Surplus/Policyholder Surplus		\$281,038,555.79

**DIVISION OF INSURANCE**

Intermountain Jewish News  
Legal Notices, April 19, 2024  
[www.ijn.com/legal-notice](http://www.ijn.com/legal-notice)

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

CERTIFICATE OF AUTHORITY

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

**COPIC INSURANCE COMPANY**

organized under the laws of Colorado, 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 Property and Casualty 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 July, 2024.

**MICHAEL CONWAY**  
Commissioner of Insurance

First Publication: April 12, 2024  
Last Publication: May 3, 2024  
Published: Intermountain Jewish News

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

**Denver Probate Court**

**Case No. 2024PR30361**

**In the Matter of the Estate of**

**SHIRLEY R. YOELIN aka SHIRLEY YOELIN, Deceased.**

All persons having claims against the above named estate are required to present them to the Personal Representative or to Denver Probate Court of the City and County of Denver, Colorado on or before August 13, 2024, or the claims may be forever barred.

SHARON JOY WALDMAN  
Co-Personal Representative  
3833 S. Dawson Street  
Aurora, CO 80014-4103  
CAROL RENEE REICH  
Co-Personal Representative  
5 Braemar Drive  
Cheshire, CN 06410

Alan E. Karsh, Atty. Reg. #: 1620  
Attorney for the Co-Personal Representatives  
Karsh Gabler Call PC  
1658 Cole Blvd. Bldg. 6 Ste. G10  
Lakewood, CO 80401  
Phone Number: 303-759-9686  
E-mail: [akarsh@karshgabler.com](mailto:akarsh@karshgabler.com)  
First Publication: April 12, 2024  
Second Publication: April 19, 2024  
Third Publication: April 26, 2024  
Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000046 To Whom It May Concern: On 1/26/2024 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: AMY L. FISHER Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 3/21/2014 Recorded Date of DOT: 3/25/2014 Reception No.of DOT: 2014032931 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$544,000.00 Outstanding Principal Amount as of the date hereof: \$429,668.61 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 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 4 AND 5, EXCEPT THE REAR 8 FEET OF SAID LOTS, BLOCK 36, BLOCK 1 TO 40, BOTH INCLUSIVE, BERKELEY, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4580 WOLFF ST., DENVER, CO 80212

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 30, 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

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.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: 4/05/2024 Last Publication: 5/03/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/26/2024 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 #: 24CO00025-1

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000056 To Whom It May Concern: On 1/31/2024 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: CRAIG L. KARN and KRISTIE A. MCDOWELL-KARN Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 11/11/2015 Recorded Date of DOT: 11/20/2015 Reception No.of DOT: 2015162818 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$250,000.00 Outstanding Principal Amount as of the date hereof: \$234,681.75 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: THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO: SOUTH ONE-HALF (S 1/2) OF LOT 21, AND ALL OF LOT 22, BLOCK 10, LINCOLN SUBDIVISION CITY AND COUNTY OF DENVER STATE OF COLORADO. Which has the address of 886 S PENNSYLVANIA 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 30, 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: 4/05/2024 Last Publication: 5/03/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/26/2024 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 #: 23-031426

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000051 To Whom It May Concern: On 1/31/2024 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: ERIN ROTH and DAVID ROTH Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR HOME MORTGAGE ALLIANCE, LLC Current Holder of Evidence of Debt: GUARANTEED RATE, INC. Date of Deed of Trust (DOT): 2/10/2022 Recorded Date of DOT: 2/18/2022 Reception No.of DOT: 2022023415 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$533,000.00 Outstanding Principal Amount as of the date hereof: \$522,796.80 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. 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 4542 E 16TH AVE., 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.

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 30, 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: 4/05/2024 Last Publication: 5/03/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/26/2024 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 #: CO230149

EXHIBIT A

the east 47 feet of the west 95 feet of the south 120 feet of the north 142 feet of lot 3, block 4, hartman's addition to denver, city and county of denver, state of colorado

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

**Denver Probate Court  
Case Number: 2024PR103  
In the Matter of the Estate of  
FLORENCE RADETSKY, Deceased.**

All persons having claims against the above-named estate are required to present them to the Co-personal representatives or to the Denver Probate Court of the City and County of Denver, Colorado on or before August 5, 2024, or the claims may be forever barred.

marla radetsky brown  
Co-Personal Representative  
131 South Eudora Street  
Denver, CO 80246

First Publication: April 5, 2024  
Second Publication: April 12, 2024  
Third Publication: April 19, 2024  
Published: Intermountain Jewish News

DISTRICT COURT, CITY AND COUNTY OF BOULDER, STATE OF COLORADO  
1777 Sixth Street, P.O. Box 4249  
Boulder, Colorado 80306-4249  
Ph: (303) 441-3750

Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

Denver, Colorado 80202

Phone Number: (303) 991-5970

E-mail: [erjonsen@jonsen.net](mailto:erjonsen@jonsen.net)

E-mail: [bpompea@allen-vellone.com](mailto:bpompea@allen-vellone.com)

Case Number: 2022CV30070

Division/Courtroom:

**summons by publication**

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

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

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

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

Intermountain Jewish News  
Legal Notices, April 19, 2024  
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**including their rights of use, access and maintenance across Plaintiffs' Property as described in the Second Amended Complaint.**

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

*s/Bailey C. Pompea*

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

1600 Stout Street, Suite 1900

Denver, CO 80202

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

Email: [erjonsen@jonsen.net](mailto:erjonsen@jonsen.net)

Email: [bpompea@allen-vellone.com](mailto:bpompea@allen-vellone.com)

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

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

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000061 To Whom It May Concern: On 2/08/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: NORTHEAST COMMUNITY HELP CENTER INC, A COLORADO NON-PROFIT CORPORATION Original Beneficiary: CAPITAL FUND I, LLC Current Holder of Evidence of Debt: CAPITAL FUND REIT,LLC Date of Deed of Trust (DOT): 9/01/2022 Recorded Date of DOT: 9/07/2022 Reception No.of DOT: 2022117885 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$375,000.00 Outstanding Principal Amount as of the date hereof: \$375,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 13, BLOCK 10, GREEN VALLEY RANCH, FILING NO. 20, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 19797 E 41ST 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 June 6, 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: 4/12/2024 Last Publication: 5/10/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/02/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 23CO00204-1

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

**Case No. 24C00339, Division: Civil,**

**Courtroom: 186**

Public Notice is given on 4/1/2024 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

JACQUELINE JOSEPH DERé be changed to JACQUELINE JOSEPH.

First Publication: April 5, 2024

Second Publication: April 12, 2024

Third Publication: April 19, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

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DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000033 To Whom It May Concern: On 1/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: KRISTA GUTIERREZ and NATHANEIL M GUTIERREZ Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SASCO MORTGAGE LOAN TRUST 2005-WF4 Date of Deed of Trust (DOT): 8/02/2005 Recorded Date of DOT: 8/17/2005 Reception No.of DOT: 2005139418 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$306,000.00 Outstanding Principal Amount as of the date hereof: \$193,997.40 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: LOTS 18 AND 19, AND THE SOUTH 12 FEET OF LOT 17, BLOCK 120, BERKELEY, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4926 HARLAN ST, DENVER, CO 80212

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 23, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/29/2024 Last Publication: 4/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/19/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L. BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 19-022377

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000040 To Whom It May Concern: On 1/25/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOHN W. HASSIEN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LOANLEADERS OF AMERICA, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERSUS SECURITIZATION TRUST 2022-4 Date of Deed of Trust (DOT): 5/14/2019 Recorded Date of DOT: 6/11/2019 Reception No.of DOT: 2019073457 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$219,450.00 Outstanding Principal Amount as of the date hereof: \$210,564.19 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 3, BLOCK 4, MONTBELLO NO. 7, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Which has the address of 12292 ELMENDORF PL, DENVER, CO 80239 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 23, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/29/2024 Last Publication: 4/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/19/2024 Paul Lopez DENVER 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



Intermountain Jewish News  
Legal Notices, April 19, 2024  
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AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO22789

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

**District Court, Broomfield County**

**Case Number: 2024PR30251**

**In the Matter of the Estate of**

**Mary Lou Weadley, a/k/a Mary Lou Breniser, aka Mary Weadley, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representatives or to the District Court of Broomfield County, Colorado on or before August 12, 2024, or the claims may be forever barred.

MATTHEW D. WEADLEY

Personal Representative

4220 E. 134th Pl.

Broomfield, Colorado 80020

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

Attorney for the Personal Representative

Danneil Law, P.C.

2373 Central Park Blvd., Suite 100

Denver, CO 80238

Phone Number: 303-803-1055

E-mail: amy@danneillawpc.com

First Publication: April 12, 2024

Second Publication: April 19, 2024

Third Publication: April 26, 2024

Published: Intermountain Jewish News

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

**Denver Probate Court**

**Case No. 2024PR030390, Division: 3**

**In the Matter of the Estate of**

**Erin Diana Messamore, 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 August 12, 2024, or the claims may be forever barred.

Laura L. Messamore

Personal Representative

7584 E. Technology Way, Apt. 101

Denver, CO 80237

JAMES C. HACKSTAFF, Esq. Atty. Reg. #:13262

TORIE L. HUDDLESTON, Esq. Atty. Reg. #:58540

Attorneys for the Personal Representative

Hackstaff Snow Atkinson & Griess, LLC

5105 DTC Parkway, Ste. 312

Greenwood Village, CO80111

Phone Number: 303.534.4317

FAX Number: 303.534.4309

First Publication: April 12, 2024

Second Publication: April 19, 2024

Third Publication: April 26, 2024

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

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

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

Case Number: 2023CV031388

**SHERIFF'S NOTICE OF SALE**

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

Original Lienee Robert M. Fox

Original Lienor Highgate Homeowners Association, Inc.

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

Date of Lien being foreclosed July 25, 2022

Date of Recording of Lien being foreclosed July 26, 2022

County of Recording Denver

Recording Information 2022098952

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

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

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

Description of property to be foreclosed:

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

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

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

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

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

**NOTICE OF SALE**

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10:00 o'clock A.M., on May 23, 2024, at the front steps of the Denver City And County Building, located at 1437 Bannock Street Denver, CO 80202, sell to the highest and best bidder, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law. Bidders are required to have cash or certified funds to cover the highest bid by noon on the day of the sale. Certified funds are payable to the Registry of Denver District Court.

**NOTICE OF RIGHTS**

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

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

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

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

Date: February 28, 2024.

Elias Diggins, Sheriff  
City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

Attorneys for Plaintiff:

WINZENBURG, LEFF, PURVIS & PAYNE, LLP  
Wendy E. Weigler #28419

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

Phone Number: (303) 863-1870

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

First Publication: March 29, 2024

Last Publication: April 26, 2024

Name of Publication: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000031 To Whom It May Concern: On 2/01/2024 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: THE THI KIM, QUAN HOANG LAM and LEN THI DUONG Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, NA Current Holder of Evidence of Debt: GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, NA Date of Deed of Trust (DOT): 11/01/2019 Recorded Date of DOT: 11/04/2019 Reception No.of DOT: 2019153849 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$391,500.00 Outstanding Principal Amount as of the date hereof: \$369,259.18 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 LEGAL OWNER OF AN EVIDENCE OF DEBT, DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO PAY MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE DEED OF TRUST AND NOTE. 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

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of trust. Legal Description of the Real Property: PART OF LOTS 20 AND 21, GARFIELD HEIGHTS NEW FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 20, WHICH POINT IS 221.08 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY A DISTANCE OF 148.62 FEET TO A POINT; THENCE EASTERLY A DISTANCE OF 77.15 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID LOT 21, WHICH POINT IS 99.88 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOTS 20 AND 21, A DISTANCE OF 148.62 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 77.15 FEET, MORE OR LESS TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3202 W. ARIZONA AVENUE, 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 May 30, 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: 4/05/2024 Last Publication: 5/03/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/26/2024 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: TAHERZADEH, PLLC Denver Registration #: 34002 JEREMIAH B HAYES, 15851 N DALLAS PARKWAY, SUITE 410, ADDISON, TX 75001 Phone #: (469) 729-6800 Fax #: (469) 828-2772 Attorney File #: 3202 W. ARIZONA AVENUE

#### PUBLIC NOTICE

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

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 23, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/29/2024 Last Publication: 4/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/19/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L. BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 22-029109

#### LEGAL DESCRIPTION

CONDOMINIUM UNIT 106, BUILDING 22, WOODSIDE VILLAGE CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP RECORDED APRIL 19, 1983 UNDER RECEPTION NO. 94675 AS AMENDED BY CONDOMINIUM MAP RECORDED MAY 11, 1984 UNDER RECEPTION NO. 60887 AND AS DEFINED AND

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DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED AUGUST 17, 1981 IN BOOK 2434 AT PAGE 10, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS:  
PARKING SPACE NO. 115, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000028 To Whom It May Concern: On 1/19/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: RAFAEL RIVERA-MOSQUEDA JR Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SUMMIT MORTGAGE CORPORATION Current Holder of Evidence of Debt: SUMMIT MORTGAGE CORPORATION Date of Deed of Trust (DOT): 12/02/2022 Recorded Date of DOT: 12/06/2022 Reception No. of DOT: 2022147312 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$148,900.00 Outstanding Principal Amount as of the date hereof: \$148,020.52 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 603 INCA ST UNIT 401, DENVER, CO 80204

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 23, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/29/2024 Last Publication: 4/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/19/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 23CO00562-1

**LEGAL DESCRIPTION**

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

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000057 To Whom It May Concern: On 1/31/2024 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: LARRY PIERCE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR UNIVERSAL LENDING CORPORATION Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 9/14/2021 Recorded Date of DOT: 9/20/2021 Reception No. of DOT: 2021178551 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$267,277.00 Outstanding Principal Amount as of the date hereof: \$256,825.20 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 23, BLOCK 31, STAPLETON FILING NO, 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 9051 E 58TH 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 May 30, 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

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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: 4/05/2024 Last Publication: 5/03/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/26/2024 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 #: 000000010033744

#### PUBLIC NOTICE

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

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 16, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/22/2024 Last Publication: 4/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/12/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: EXTENDED. First Publication: 3/22/2024 Last Publication: 4/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:3/12/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: PERKINS COIE LLP Denver Registration #: 17546 CRAIG M. J. ALLELY, 1900 SIXTEENTH STREET, SUITE #1400, DENVER, CO 80202-5255 Phone #: 303-291-2300 Fax #: 303-291-2400 Attorney File #: 1801 BROADWAY

#### EXHIBIT A PROPERTY DESCRIPTION

Legal Description:

##### PARCEL I:

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

##### PARCEL II:

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

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

PARCEL III:

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

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000048 To Whom It May Concern: On 1/29/2024 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: MAXINE R MEYER and LALA EASTMAN Original Beneficiary: PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION Current Holder of Evidence of Debt: PNC BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 4/18/2013 Recorded Date of DOT: 5/03/2013 Reception No. of DOT: 2013063299 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$57,739.00 Outstanding Principal Amount as of the date hereof: \$30,843.49 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 705 S CLINTON ST #4A, DENVER, COLORADO 80247

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 30, 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: 4/05/2024 Last Publication: 5/03/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/26/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-24-973065-LL

#### EXHIBIT A

ALL THAT CONDOMINIUM UNIT IN CITY OF DENVER, DENVER, COUNTY, STATE OF COLORADO, AS MORE FULLY DESCRIBED IN DEED BOOK 2007, CERT# 86726, BEING KNOWN AND DESIGNATED AS BLOCK 3, METES AND BOUNDS PROPERTY.

PARCEL 1: AN UNDIVIDED 1/289TH INTEREST IN AND TO BLOCK 3, WINDSOR GARDENS EAST, SUBJECT TO EASEMENTS OF RECORD.

PARCEL 2: ALL OF THAT SPACE OR AREA WHICH LIES BETWEEN THE CEILING AND THE FLOOR AND THE WALLS OF APARTMENT NO. 4-A (FOR CONVENIENT REFERENCE, NUMBERED AT UNIT 164) IN BUILDING NO. 15 NOW OR HEREAFTER CONSTRUCTED IN BLOCK 3 WINDSOR GARDENS EAST, AND BUILDING LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN THEREOF FILED OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO ON THE 17TH DAY OF OCTOBER 1963 IN CONDOMINIUM MAP BOOK 1 AT PAGE 2. TOGETHER WITH:

(1) THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING STALL NO. 2, IN BLOCK 3, WINDSOR GARDENS EAST, LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN REFERRED TO ABOVE.

(2) THE EXCLUSIVE RIGHT TO USE BALCONIES, AIR-CONDITIONERS 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 DESCRIBED ABOVE.

(4) THE RIGHT TO USE THE STAIRS, HALLS, PASSAGEWAYS AND OTHER COMMON AREAS IN COMMON WITH OTHER OWNERS OF SPACES OR AREAS IN APARTMENT INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES. BY FEE SIMPLE DEED FROM LALA M. EASTMAN AS SET FORTH IN BOOK 2007 CERT# 86726 DATED 05/23/2007 AND RECORDED 06/06/2007, DENVER COUNTY RECORDS, STATE OF COLORADO.