

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24CV130

Courtroom: 320

Public Notice is given on February 1, 2024 that a Petition for a Change of Name of a Minor Child has been filed with the **DENVER DISTRICT** Court.

The Petition requests that the name of ezra

nehemiah tafoya be changed to EZRA

NEHEMIAH ARREOLA-TAFOYA.

Clerk of the Court

First Publication: April 26, 2023

Second Publication: May 3, 2023

Third Publication: May 10, 2023

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 HOMEXPRESS 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 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. 2024-000044 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 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 OF PETITION FOR CHANGE OF NAME

Case No. 24CV134

Courtroom: 320

Public Notice is given on February 1, 2024 that a Petition for a Change of Name of a Minor Child has been filed with the **DENVER DISTRICT** Court.

The Petition requests that the name of jayden

jeremiah tafoya be changed to JAYDEN

JEREMIAH ARREOLA-TAFOYA.

Clerk of the Court

First Publication: April 26, 2023

Second Publication: May 3, 2023

Third Publication: May 10, 2023

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>.

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 #: CO22822

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. 24C00396

Courtroom: 100

Public Notice is given on April 12, 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 MILDRE JOSAGANDI SANTOS AGUIRRE be changed to MILDRED JOSAHANDY AGUIRRE.

Clerk of the Court

Date of Publication: April 26, 2023

Published: Intermountain Jewish News

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. 2024-000071 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

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 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO22789

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000060 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

We have a vehicle that we need to put in the papers our auction date is Monday 4/22/2024 at 9am, 4680 Pecos Street, Denver 80211. Call 720-442-5254 for more info.

YEAR/MAKE/MODEL VIN #

2011 BMW 535I 778262

Date of 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. 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

First Publication: April 19, 2024

Second Publication: April 26, 2024

Third Publication: May 3, 2024

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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 s.merrell@cityparklaw.com

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Published: Intermountain Jewish News

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

**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

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Third Publication: April 26, 2024

Published: Intermountain Jewish News

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.

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. 2024-000032 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. 2024-000054 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 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>.

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

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

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 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. 2024-000033 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. 2024-000039 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

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

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

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000050 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.realtorclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realtorclose.com>.

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

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

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

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. 2024-000064 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 RMTP 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 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

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

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 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.

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 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

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 SOLEY 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 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

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)

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

**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.

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 WHEN 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.

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

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

Description of property to be foreclosed:

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

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

First Publication: March 29, 2024

Last Publication: April 26, 2024

Name of Publication: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Wyatt's, Lone Star, Boulder Valley Towing, and Klaus' Towing abandoned vehicle sale: Address: 5130 Brighton Boulevard, Denver, CO 80216, Phone: (303) 777-2448. **Sale Date: **04/26/2024**:

STOCK	YEAR	MAKE/MODEL	VIN
334688	2011	Acura RDX	003508
334018	2001	Audi A4 1.8T Quattro AWD	054469
334278	2011	Audi A4 2.0T Premium Plus	014265
334706	2004	Bravo C161C	008226
334319	2005	Cadillac CTS HI Feature V6	116257
334682	2002	Cadillac SeVille SLS	153571
334765	2005	Cadillac CTS	184365
334199	2017	Chevrolet Malibu	262745
334274	2013	Chevrolet Cruze	228249
334581	2013	Chevrolet Volt	144301
334589	1995	Chevrolet S10	106694
334694	2005	Chevrolet Cobalt	632463
334704	2004	Chevrolet Tahoe K1500	255030

334719	2008	Chevrolet Impala	212710	
334695	2015	Chrysler 200	701334	
334202	2013	Dodge Avenger	679667	
334662	1999	Dodge Ram Van	501401	
334689	2014	Dodge Avenger SE		201214
334078	2012	Ford Focus SE	432556	
334197	2003	Ford Expedition	A01129	
334642	1992	Ford Crown Victoria		196998
334831	2002	Ford Escape	A08064	
334211	2015	GMC Yukon Denali XL		603315
334198	2002	Honda Civic LX	083071	
334210	2002	Honda Odyssey	562363	
334216	2003	Honda Civic	607326	
334221	2009	Honda Civic	010351	
334508	2003	Honda Accord	041276	
334583	1996	Honda Civic EX	521979	
334219	2012	Hyundai Sonata Hybrid		045988
334315	2005	Hyundai Sonata	108425	
334700	2000	Infiniti I30	212665	
334204	2011	Jeep Grand Cherokee Laredo		508265
334310	2008	Jeep Compass	708515	
334441	2014	Jeep Grand Cherokee Overland		299841
334466	2006	Jeep Commander	124368	
334569	1995	Jeep Grand Cherokee Limited/OR		536789
334663	2018	Jeep Cherokee	501196	
333997	2017	Kia Forte LX	065385	
334112	2006	Kia Sedona	071907	
334423	2010	Kia Soul	061891	
334592	2011	Kia Sorento	132519	
334433	2003	Mazda Mazda6l	M50987	
334815	2007	Mercedes-Benz CLK	350	219461
334821	1997	Mercury Mountaineer		J58335
334792	2003	Mitsubishi Galant	188220	
334007	2012	Nissan Versa S/SL		283590
334808	2006	Pontiac G6 GT	238371	
334206	2008	Subaru Impreza	835015	
334440	2019	Subaru Crosstrek Premium		276647
334551	2024	Subaru Crosstrek	329328	
334584	2010	Subaru Outback	351391	
334711	2006	Subaru Impreza 2.5l		519697
334209	2005	Toyota Prius	041177	
334333	2006	Toyota Tundra	484599	
334493	2007	Toyota Corolla	794636	
334560	2016	Toyota Camry	594995	
334576	2005	Toyota Sienna	350216	
334645	1999	Toyota Avalon	290944	
334613	2006	Toyota Prius	197000	
334811	1985	Winnebago Itasca		328754

Date of Publication: April 26, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

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

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

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

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

LEGAL DESCRIPTION

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

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN #
2009 Ford Focus	168713
2013 Hyundai Elantra	343567
2001 Chevrolet S-10	133965
2003 Honda Accord	004717
2010 Nissan Versa	438467
2001 Acura MDX	505458
2008 Chevrolet Malibu Hybrid	269068
2007 Lexus ES 350	127975
2001 Nissan Maxima	

Date of Publication: April 26, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000082 To Whom It May Concern: On 2/21/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOSE L. SALAZAR GUEVARA and IVAN SALAZAR GUEVARA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 7/02/2020 Recorded Date of DOT: 7/08/2020 Reception No. of DOT: 2020095390 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$341,696.00 Outstanding Principal Amount as of the date hereof: \$319,248.24 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 19, BLOCK 12, MONTBELLO NO. 15, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 12955 E 55TH AVE, DENVER, CO 80239-6208

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 20, 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: 4/26/2024 Last Publication: 5/24/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/16/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-031869

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000080 To Whom It May Concern: On 2/21/2024 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: DNA RESIDENTIAL TRUST Original Beneficiary: MERCHANTS MORTGAGE & TRUST CORPORATION Current Holder of Evidence of Debt: TOORAK CAPITAL PARTNERS, LLC Date of Deed of Trust (DOT): 8/10/2021 Recorded Date of DOT: 8/12/2021 Reception No. of DOT: 2021153297 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$452,520.00 Outstanding Principal Amount as of the date hereof: \$435,470.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 1 AND 2, BLOCK 91, PLAT OF BLOCKS 81 - 96 INCLUSIVE, BERKELEY, EXCEPT THE REAR 8 FEET OF SAID LOTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4990 HOOKER 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 20, 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: 4/26/2024 Last Publication: 5/24/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/16/2024 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-24-972994-LL

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
1998 Honda CRV	067306
2000 Chevrolet Suburban	219138
2000 Toyota Celica	003328
1998 Chevrolet GMT	123423
1992 Honda Accord	105400
2003 Saab 9-5	011257
2017 Kia Niro	053155
2005 Jeep Grand Cherokee	572816
2016 Kia Optima	103555
2013 Dodge Durango	575395
2007 Toyota Camry	673611
2014 Kia Sportage	559235

Date of Publication: April 26, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

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

04/26/2024:

STOCK	YEAR	MAKE/MODEL	VIN
334685	2002	Buick Regal	288848
334580	1997	Chevrolet Silverado	009997

334340	2014	Fiat 500	245010	
334435	2015	Ford Focus	326637	
334703	1988	Ford Bronco	A89722	
334684	1991	Ford Ranger	B05192	
334095	2013	Infiniti JX35	353515	
334455	2006	Nissan Altima	161946	
334702	1990	Shorelandr Boat trailer		None
334390	2019	Toyota 4-Runner	693526	
334328	1999	Toyota 4-Runner	044487	
262	1975	Ford Step Van	W34027	

Date of Publication: April 26, 2024

Published: Intermountain Jewish News

NOTICE

To Whom It May Concern:

It is my intention to file ownership paperwork on the below listed vehicle for the purpose of obtaining a bonded title: 2008 Ford Escape, vin# 8KE76084 If you have an ownership interest in the above captioned vehicle, you must contact: Gwen Johnson-Davis by mail at 81 Lima St., Aurora, CO 80010, or text to 720-377-7637 or email johnson201625@gmail.com in order to make notification of your interest in said vehicle. Whether by email, text or telephone, all contact must be made by May 22, 2024.

Date of 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. 2024PR030375

In the Matter of the Estate of

TORAN HAYES, 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 26, 2024

Second Publication: May 3, 2024

Third Publication: May 10, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000083 To Whom It May Concern: On 2/21/2024 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 FANCHER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR UNITED WHOLESALE MORTGAGE Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 3/04/2019 Recorded Date of DOT: 3/04/2019 Reception No. of DOT: 2019025126 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$110,000.00 Outstanding Principal Amount as of the date hereof: \$103,802.12 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT NO. 171, PEBBLE CREEK CONDOMINIUMS, A CONDOMINIUM IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED ON AUGUST 3, 1979 IN BOOK 1976 AT PAGE 421 AND AMENDMENT RECORDED ON JANUARY 28, 1980 IN BOOK 2096 AT PAGE 46 AND THE CONDOMINIUM MAP RECORDED JANUARY 28, 1980 IN BOOK 15 AT PAGES 68-92, OF THE CITY AND COUNTY OF DENVER RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3550 S HARLAN ST, #171, 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 20, 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: 4/26/2024 Last Publication: 5/24/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/16/2024 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 #: 000000010053361

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.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 #: 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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 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. 60 IN PARKING LOT 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.

NOTICE OF SALE

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

YEAR/MAKE/MODEL

VIN

2017 KIA SOUL

876764

2012 CHEVY EQUINOX

972007 Date of 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. 2024PR030310

In the Matter of the Estate of

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

BARBARA JEAN BUGARIN, 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 26, 2024, or the claims may be forever barred.

Jodina Widhalm
Personal Representative
c/o Lori L. Kalata, Esq.
Foster Graham Milstein & Calisher, LLP
360 S. Garfield St., 6th Floor
Denver, Colorado 80209
(303) 333-9810
lkalata@fostergraham.com

Lori L. Kalata, Esq. Atty. Reg. #: 45839
Attorney for the Personal Representative
Foster Graham Milstein & Calisher, LLP
360 S. Garfield Street, 6th Floor
Denver, Colorado 80209
Phone Number: 303-333-9810
FAX Number: 303-333-9786
Email: lkalata@fostergraham.com
First Publication: April 26, 2024
Second Publication: May 3, 2024
Third Publication: May 10, 2024
Published: Intermountain Jewish News

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

**Denver Probate Court
Case Number: 2024PR30281
In the Matter of the Estate of
ELIZABETH ALICE SATRIANO
(AKA ELIZABETH DALTON), 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 26, 2024, or the claims may be forever barred.

Elizabeth D. Satriano
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 770
Denver CO 80202

John A.M. Ferguson Jr. #53263
Attorney for Art Evans
John Ferguson PLC
1999 Broadway Ste 770
Denver CO 80202
720-593-9202
john@johnfergusonplc.com
First Publication: April 26, 2024
Second Publication: May 3, 2024
Third Publication: May 10, 2024
Published: Intermountain Jewish News

**Public Notice for vehicles
to be sold by
joe's towing and recovery**

Year/Make/Model	Vin #
2001 Ford Focus	172846
2006 Jeep Cherokee	799965

**Joe's Towing & Recovery
JoJac Ent., Inc.**

**5475 Colorado Blvd.
Commerce City, CO 80022
303-428-9242**

Date of Publication: April 26, 2024
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000078 To Whom It May Concern: On 2/21/2024 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: GERALDINE PASSMORE Original Beneficiary: LONG BEACH MORTGAGE COMPANY Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS

TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2004-1, ASSET-BACKED CERTIFICATES, SERIES 2004-1 Date of Deed of Trust (DOT): 7/11/2003 Recorded Date of DOT: 7/23/2003 Reception No. of DOT: 2003150981 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$163,500.00 Outstanding Principal Amount as of the date hereof: \$140,035.22 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 27, BLOCK 2, GREEN VALLEY RANCH FILING NO. 7, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 20971 E 42ND 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 20, 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: 4/26/2024 Last Publication: 5/24/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/16/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 20-023991

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000076 To Whom It May Concern: On 2/16/2024 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: MARIO CARDENAS and MARIA GUADALUPE PINON FAVELA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FLAGSTAR BANK, N.A. Date of Deed of Trust (DOT): 6/26/2017 Recorded Date of DOT: 7/05/2017 Reception No. of DOT: 2017087547** DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$203,250.00 Outstanding Principal Amount as of the date hereof: \$198,875.89 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 7, BLOCK 11, GATEWAY VILLAGE FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4950 EAGLE STREET, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 20, 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: 4/26/2024 Last Publication: 5/24/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/16/2024 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: IDEA LAW GROUP, LLC Denver Registration #: 34682 JENNIFER C ROGERS, 4100 E. MISSISSIPPI AVE., STE 420, DENVER, CO 80246 Phone #: 877-353-2146 Attorney File #: 48129802

Year/Make/Model **Vin #**
2006 SAAB 97x 806144
2007 GMC 3500 Sierra 191971
Bear Enterprise Towing
PUC: T-03984
Phone: 720-276-9412
Date of Publication: April 26, 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 **Larry H Miller**, 104th 2400 West 104th Ave., Denver, CO 80234.
Phone: 720-758-9300.

YEAR/MAKE/MODEL/TYPE/COLOR **VIN**
2016 NISSAN SENTRA 4DR SD SILVER **659647**
2012 RAM 1500 PU BLACK **160739**
Date of Publication: April 26, 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 **Mercedes-Benz of Denver**, 940 S Colorado Blvd., Glendale, CO 80246.
Phone: 303-759-3400.

YEAR/MAKE/MODEL/TYPE/COLOR **VIN**
2012 MERCEDES-BENZ C300 4DR SD WHITE **646794**
2012 BMW 328i 4DR SD WHITE **345477**
Date of Publication: April 26, 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 **AutoNation Dodge Ram Colorado Springs**, 7455 Austin Bluffs Pkwy, Colorado Springs, CO 80923.
Phone: 719-329-7546.

YEAR/MAKE/MODEL/TYPE/COLOR **VIN**
2006 DODGE DAKOTA PU RED **708065**
Date of Publication: April 26, 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 **Larry H Miller Collision Center Aurora**, 350 South Havana St., Aurora, CO 80012.
Phone: 303-418-2126.

YEAR/MAKE/MODEL/TYPE/COLOR **VIN**
2015 LEXUS RX 350 4DR SU WHITE **188940**
Date of Publication: April 26, 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 **Bespoke MotorSports**, 1701 W Baltic Pl., Englewood, CO 80110.
Phone: 303-955-8738.

YEAR/MAKE/MODEL/TYPE/COLOR **VIN**
2006 ACURA TL 4DR SD GRAY **075840**
Date of Publication: April 26, 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 **Arapahoe Kia**, 9701 E Arapahoe Road, Centennial, CO 80112.
Phone: 303-874-2500.

YEAR/MAKE/MODEL/TYPE/COLOR **VIN**
2014 KIA OPTIMA 4DR SD BLACK **336525**
Date of Publication: April 26, 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 **Jaguar Lakewood**, 7999 W Colfax Ave, Lakewood, CO 80214.

Phone: 720-902-7834.

YEAR/MAKE/MODEL/TYPE/COLOR VIN

2017 JAGUAR F-PACE 4DR SU BLACK 095698

Date of Publication: April 26, 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 **SimplyEuro**, 7520 Village Square, Castle Pines, CO 80108.

Phone: 720-580-2900.

YEAR/MAKE/MODEL/TYPE/COLOR VIN

2001 PORSCHE BOXSTER CONVERTIBLE GRAY 625103

Date of Publication: April 26, 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 **Larry H Miller Chrysler Dodge Ram Fiat Denver**, 2727 S Havana Street, Denver, CO 80014.

Phone: 303-636-2500.

YEAR/MAKE/MODEL/TYPE/COLOR VIN

2007 JEEP GRAND CHEROKEE SILVER 533877

2016 DODGE DART 4DR SD BLACK 690777

Date of Publication: April 26, 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 **Larry H Miller Colorado Jeep**, 350 S Havana, Aurora, CO 80012.

Phone: 303-309-8400.

YEAR/MAKE/MODEL/TYPE/COLOR VIN

2017 JEEP CHEROKEE 4DR SU BLACK 564838

Date of 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. 2024PR30399

In the Matter of the Estate of WILLIAM DURAND EPPLER, a/k/a WILLIAM D. EPPLER, a/k/a WILLIAM EPPLER, a/k/a W. DURAND EPPLER, and a/k/a RANDY EPPLER, 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 26, 2024, or the claims may be forever barred.

Jean N. Scandlyn

Personal Representative

c/o Kathleen M. Johnson, Esq.

Sherman & Howard L.L.C.

675 Fifteenth Street, Ste. 2300

Denver, Colorado 80202

Kathleen M. Johnson, Esq. #39585

Ashlyn N. Fiscus, Esq. #55310

Attorneys for the Personal Representative

Sherman & Howard L.L.C.

675 Fifteenth Street, Ste. 2300

Denver, Colorado 80202

Phone Number: (303) 297-2900

FAX Number: (303) 298-0940

E-mails: kjohnson@shermanhoward.com,

afiscus@shermanhoward.com

First Publication: April 26, 2024

Second Publication: May 3, 2024

Third Publication: May 10, 2024

Published: Intermountain Jewish News

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

Public Notice for vehicles to be sold by Majestic Towing

Year/Make/Model **Vin #**
2007 Dodge Charger - 879837
Majestic Towing
POBox 33143
Denver, CO80233
720-775-2702

Date of 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. 2024PR030239
In the Matter of the Estate of
MARYLEE K. LOTH, 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 26, 2024, or the claims may be forever barred.

John Patrick Loth
Personal Representative
c/o Lori L. Kalata, Esq.
Foster Graham Milstein & Calisher, LLP
360 S. Garfield St., 6th Floor
Denver, Colorado 80209
(303) 333-9810
lkalata@fostergraham.com

Lori L. Kalata, Esq. Atty. Reg. #: 45839
Attorney for the Personal Representative
Foster Graham Milstein & Calisher, LLP
360 S. Garfield Street, 6th Floor
Denver, Colorado 80209
Phone Number: 303-333-9810
FAX Number: 303-333-9786
Email: lkalata@fostergraham.com
First Publication: April 26, 2024
Second Publication: May 3, 2024
Third Publication: May 10, 2024
Published: Intermountain Jewish News

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. 2024-000031 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

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

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 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