

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000010 To Whom It May Concern: On 1/05/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JENNIFER MCLEOD Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR JLB CORPORATION DBA GOLDEN OAK LENDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 7/16/2019 Recorded Date of DOT: 7/18/2019 Reception No.of DOT: 2019093146 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$473,575.00 Outstanding Principal Amount as of the date hereof: \$447,295.41 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 34 AND 35, BLOCK 1, ELMWOOD PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3240 MONACO PKWY, DENVER, CO 80207

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

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

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

PUBLIC NOTICE

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/15/2024 Last

Publication: 4/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/05/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 000000010009793

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. 2024-000039 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. 2024-000003 To Whom It May Concern: On 1/03/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to DENVER NOTICE OF SALE Public Trustee Sale No.2024-000003 To Whom It May Concern: On 1/03/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARY MELLON and JOSEPH J MELLON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN BROKERS CONDUIT, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2006-2, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-2 Date of Deed of Trust (DOT): 6/01/2006 Recorded Date of DOT: 7/12/2006 Reception No.of DOT: 2006111638 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$840,000.00 Outstanding Principal Amount as of the date hereof: \$566,092.13 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

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

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

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

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

Legal Description

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000008 To Whom It May Concern: On 1/05/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARIA TROXEL and KAREN L. TROXEL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 9/09/2016 Recorded Date of DOT: 9/20/2016 Reception No.of DOT: 2016127331 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$268,000.00 Outstanding Principal Amount as of the date hereof: \$262,307.63 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the

lien of the deed of trust. Legal Description of the Real Property: LOT 40, BLOCK 31, HARVEY PARK ADDITION FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2101 S. LOWELL BLVD, DENVER, CO 80219

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/15/2024 Last Publication: 4/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/05/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO22705

PUBLIC NOTICE

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

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

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

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

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

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000040 To Whom It May Concern: On 1/25/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOHN W. HASSIEN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LOANLEADERS OF AMERICA, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERSUS SECURITIZATION TRUST 2022-4 Date of Deed of Trust (DOT): 5/14/2019 Recorded Date of DOT: 6/11/2019 Reception No.of DOT: 2019073457 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$219,450.00 Outstanding Principal Amount as of the date hereof: \$210,564.19 Pursuant to C.R.S. §38-38-101 (4) (i),

you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 3, BLOCK 4, MONTBELLO NO. 7, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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

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

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

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

YEAR/MAKE/MODEL	VIN #
2005 HONDA PILOT	031047
1997 GMC SIERRA	528020
2007 FORD FUSION	109102
2010 TOYOTA SIENNA	332940
1991 LANCE CAMPER TRAILER	080486
2004 CADILLAC SRX	123884
1995 HONDA ACCORD	034164
1995 FORD EXPLORER	A83164
1999 MERCEDES-BENZ E430	925847
2003 HONDA ACCORD	018750
2017 NISSAN ALTIMA	365234
1985 YAMAHA VMX12	002269
1998 CHRYSLER CIRRUS	133431
2013 YAMAHA XV250 V STAR 250	014964
2009 HYUNDAI SONATA	570748
2014 DODGE GRAND CARAVAN	390578
1999 JEEP CHEROKEE	597357
1996 FORD EXPLORER	A97119
2004 FORD F-150	C03019
2009 NISSAN ROGUE	439500
2004 DODGE STRATUS	261410
2002 CHEVROLET MALIBU	522298
2012 FORD FOCUS	407107
2017 FORD MUSTANG	344218
1997 FORD RANGER	B03910
1999 CHEVROLET TAHOE	438936
2001 GMC SIERRA	305933
2000 MERCEDES-BENZ S500	093987
1998 HONDA ACCORD	128214
2014 BMW 650i	099365
1999 JEEP GRAND CHEROKEE	508020
2018 MITSUBISHI OUTLANDER	002484
2024 BMW X3	V29857
2004 NISSAN MAXIMA	813812
2004 FORD MUSTANG	120381

2007 DODGE NITRO 587761
2004 VOLKSWAGEN GOLF 014431
2015 SUBARU IMPREZA 298816
2005 VOLKSWAGEN JETTA 605945

Date of Publication: April 5, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C00339, Division: Civil,

Courtroom: 186

Public Notice is given on 4/1/2024 that a Petition for a Change of Name of an Adult has been filed with the Denver County Court.

The Petition requests that the name of

JACQUELINE JOSEPH DERÉ be changed to JACQUELINE JOSEPH.

First Publication: April 5, 2024

Second Publication: April 12, 2024

Third Publication: April 19, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

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 WHENCE THE NORTHEAST CORNER OF SAID LOT 8 BEARS NORTH 89°22'37" EAST WITH ALL BEARINGS HEREON RELATIVE THERETO; THENCE NORTH 89°22'37" EAST ALONG THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 70.67 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°22'37" EAST A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°37'04" EAST A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8; THENCE ALONG SAID SOUTH LINE, SOUTH 89°22'37" WEST, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°37'04" WEST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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

Intermountain Jewish News

Legal Notices, April 5, 2024

www.ijn.com/legal-notice

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

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

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

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

Attorney for Petitioner

3031 West 38th Avenue

Denver, CO 80211

Phone Number: 303-458-1981

Email: nickavila1@msn.com

First Publication: March 22, 2024

Second Publication: March 29, 2024

Third Publication: April 5, 2024

Published: Intermountain Jewish News

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

1777 Sixth Street, P.O. Box 4249

Boulder, Colorado 80306-4249

Ph: (303) 441-3750

Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

Denver, Colorado 80202

Phone Number: (303) 991-5970

E-mail: erjonsen@jonsen.net

E-mail: bpompea@allen-vellone.com

Case Number: 2022CV30070

Division/Courtroom:

summons by publication

TO THE ABOVE-NAMED DEFENDANT(S): **WILLIAM HAEFELE**

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

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

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

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

s/Bailey C. Pompea

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

1600 Stout Street, Suite 1900

Denver, CO 80202

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

Email: erjonsen@jonsen.net

Email: bpompea@allen-vellone.com

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

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

Intermountain Jewish News

Legal Notices, April 5, 2024

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

1777 Sixth Street, P.O. Box 4249

Boulder, Colorado 80306-4249

Ph: (303) 441-3750

Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

Denver, Colorado 80202

Phone Number: (303) 991-5970

E-mail: erjonsen@jonsen.net

E-mail: bpompea@allen-vellone.com

Case Number: 2022CV30070

Division/Courtroom:

summons by publication

TO THE ABOVE-NAMED DEFENDANT(S): : **GREGORY ALLEN VAN DE VERE**

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

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

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

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

s/Bailey C. Pompea

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

1600 Stout Street, Suite 1900

Denver, CO 80202

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

Email: erjonsen@jonsen.net

Email: bpompea@allen-vellone.com

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

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

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

Denver Probate Court

Case Number: 2024PR103

In the Matter of the Estate of

FLORENCE RADETSKY, Deceased.

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

marla radetsky brown

Co-Personal Representative

131 South Eudora Street

Denver, CO 80246

First Publication: April 5, 2024

Second Publication: April 12, 2024

Third Publication: April 19, 2024

Published: Intermountain Jewish News

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

1777 Sixth Street, P.O. Box 4249

Intermountain Jewish News

Legal Notices, April 5, 2024

www.ijn.com/legal-notice

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

Boulder, Colorado 80306-4249

Ph: (303) 441-3750

Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

Denver, Colorado 80202

Phone Number: (303) 991-5970

E-mail: erjonsen@jonsen.net

E-mail: bpompea@allen-vellone.com

Case Number: 2022CV30070

Division/Courtroom:

summons by publication

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

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

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

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

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

s/Bailey C. Pompea

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

1600 Stout Street, Suite 1900

Denver, CO 80202

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

Email: erjonsen@jonsen.net

Email: bpompea@allen-vellone.com

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

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

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

1777 Sixth Street, P.O. Box 4249

Boulder, Colorado 80306-4249

Ph: (303) 441-3750

Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

Denver, Colorado 80202

Phone Number: (303) 991-5970

E-mail: erjonsen@jonsen.net

E-mail: bpompea@allen-vellone.com

Case Number: 2022CV30070

Division/Courtroom:

summons by publication

TO THE ABOVE-NAMED DEFENDANT(S) : **KYUNG HEE KIM VAN DE VERE**

Intermountain Jewish News

Legal Notices, April 5, 2024

www.ijn.com/legal-notice

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

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

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

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

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

s/Bailey C. Pompea

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

1600 Stout Street, Suite 1900

Denver, CO 80202

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

Email: erjonsen@jonsen.net

Email: bpompea@allen-vellone.com

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

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

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

District Court Arapahoe County

Case No. 2024PR30248, Division: 12

In the Matter of the Estate of

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

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

BRADLEY J. FRIGON, Esq. #27883

Attorney for the Personal Representative

Law Office of Bradley J. Frigon, LLC

PO Box 271621

Littleton, CO80127

(720) 200-4025

First Publication: March 29, 2024

Second Publication: April 5, 2024

Third Publication: April 12, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2024PR030234

In the Matter of the Estate of

GAILE ELIZABETH DUMAS A/K/A

GAILE E. DUMAS, Deceased.

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

Wayne E. Vaden, Esq. (#21026)

Sydney C. Merrell, Esq. (#57396)

Attorneys for the Personal Representative

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B

Denver, CO 80239

(303) 377-2933 Voice

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

First Publication: March 22, 2024

Second Publication: March 29, 2024

Third Publication: April 5, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

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

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

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

**EXHIBIT A
PROPERTY DESCRIPTION**

Legal Description:

PARCEL I:

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

PARCEL II:

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

PARCEL III:

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000001 To Whom It May Concern: On 1/03/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARY K. SNYDER Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 9/12/2013 Recorded Date of DOT: 10/08/2013 Reception No.of DOT: 2013148246 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$93,100.00 Outstanding Principal Amount as of the date

hereof: \$93,019.56 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 31 AND 32, BLOCK 14, WESTLAWN ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 655 OSCEOLA ST S, DENVER, CO 80219-2635

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/08/2024 Last Publication: 4/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/27/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO11647

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000005 To Whom It May Concern: On 1/03/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to DENVER NOTICE OF SALE Public Trustee Sale No.2024-000005 To Whom It May Concern: On 1/03/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CHRISTOPHER A BARBOUR Original Beneficiary: U.S. BANK, NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 6/03/2004 Recorded Date of DOT: 11/17/2004 Reception No.of DOT: 2004237813 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$136,000.00 Outstanding Principal Amount as of the date hereof: \$83,722.97 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 765 S DOWNING ST, DENVER, CO 80209

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/08/2024 Last Publication: 4/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/27/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 22CO00275-2

Legal Description

A PARCEL OF LAND SITUATED IN THE STATE OF COLORADO, COUNTY OF DENVER, WITH A STREET LOCATION ADDRESS OF 765 S DOWNING ST; DENVER, CO 80209-4434 CURRENTLY OWNED BY CHRISTOPHER A BARBOUR HAVING A TAX IDENTIFICATION NUMBER OF 5143-03-018 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED IN BOOK/PAGE OR DOCUMENT NUMBER 154256 DATED 9/18/1996 AND FURTHER DESCRIBED AS L 17 / N1/2 L 18 / S 2 1/2 FT L 16 BLK 8 FIRST RESUB OF BRYN MAWR.

Intermountain Jewish News

Legal Notices, April 5, 2024

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

District Court, Arapahoe County

Case No. 24PR30286

In the Matter of the Estate of

MARIO MAVERICK ROCHA ALVARADO aka MARIO M. ROCHA ALVARADO aka MARIO M. ROCHA aka MARIO ROCHA, Deceased.

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

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

Attorney for Petitioner

3031 West 38th Avenue

Denver, CO 80211

Phone Number: 303-458-1981

Email: nickavila1@msn.com

First Publication: March 22, 2024

Second Publication: March 29, 2024

Third Publication: April 5, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000016 To Whom It May Concern: On 1/10/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ALICE A. MARSH Original Beneficiary: BANK OF THE WEST Current Holder of Evidence of Debt: BMO BANK N.A. Date of Deed of Trust (DOT): 1/26/2007 Recorded Date of DOT: 2/13/2007 Reception No. of DOT: 2007025147 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$21,000.00 Outstanding Principal Amount as of the date hereof: \$10,653.70 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 9, BLOCK 54, UNIVERSITY HILLS NO. 3 CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3262 S. GLENCOE STREET, DENVER, CO 80222

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/15/2024 Last Publication: 4/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/05/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MESSNER REEVES LLP Denver Registration #: 33214 DEANNE R STODDEN, 1550 WEWATTA STREET, SUITE 710, DENVER, CO 80202 Phone #: (303) 623-4806 Fax #: 303-623-0552 Attorney File #: 10058.0086/23-000145-01

PUBLIC NOTICE

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

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

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

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

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000026 To Whom It May Concern: On 1/19/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: NASHIRA MONZON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 10/07/2020 Recorded Date of DOT: 10/08/2020 Reception No.of DOT: 2020166208 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$368,207.00 Outstanding Principal Amount as of the date hereof: \$346,499.54 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: LOT 1, BLOCK 4, GREEN VALLEY RANCH FILING NO. 7, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 4380 LISBON COURT, DENVER, CO 80249-6961

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/29/2024 Last Publication: 4/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/19/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-029609

PUBLIC NOTICE

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

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

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

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

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

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

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

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

PUBLIC NOTICE

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

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

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

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

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

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

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

PUBLIC NOTICE

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

Intermountain Jewish News

Legal Notices, April 5, 2024

www.ijn.com/legal-notices

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FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

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

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

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

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

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

PUBLIC NOTICE

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

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

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

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

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

1777 Sixth Street, P.O. Box 4249

Boulder, Colorado 80306-4249

Ph: (303) 441-3750

Plaintiffs: SHELLY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Intermountain Jewish News

Legal Notices, April 5, 2024

www.ijn.com/legal-notice

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

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

Denver, Colorado 80202

Phone Number: (303) 991-5970

E-mail: erjonsen@jonsen.net

E-mail: bpompea@allen-vellone.com

Case Number: 2022CV30070

Division/Courtroom:

summons by publication

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

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

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

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

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

s/Bailey C. Pompea

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

1600 Stout Street, Suite 1900

Denver, CO 80202

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

Email: erjonsen@jonsen.net

Email: bpompea@allen-vellone.com

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

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000013 To Whom It May Concern: On 1/09/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: THERESA C O'BRIEN and JAMES S. CONWELL Original Beneficiary: ON TAP CREDIT UNION Current Holder of Evidence of Debt: ON TAP CREDIT UNION Date of Deed of Trust (DOT): 3/03/2023 Recorded Date of DOT: 3/06/2023 Reception No.of DOT: 2023018013 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$100,000.00 Outstanding Principal Amount as of the date hereof: \$98,979.71 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE INSTALLMENT PAYMENTS OF PRINCIPAL, INTEREST, TAXES AND/OR INSURANCE AS PROVIDED FOR IN THE DEED OF TRUST AND CREDIT AGREEMENT. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE NORTH 1/2 OF PLOT 8, BLOCK 32, EXCEPT THE REAR 6 FEET THEREOF, THE EASTERN CAPITOL HILL SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 245 ALBION ST, DENVER, COLORADO 80220-5614

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

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

Intermountain Jewish News

Legal Notices, April 5, 2024

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/15/2024 Last Publication: 4/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/05/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HOLST & TEHRANI, LLP Denver Registration #: 44076 IMAN TEHRANI, PO BOX 298, 514 KIMBARK ST, LONGMONT, CO 80502-0298 Phone #: (303) 772-6666 Fax #: (303) 772-2822 Attorney File #: 245 ALBION ST

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

1777 Sixth Street, P.O. Box 4249

Boulder, Colorado 80306-4249

Ph: (303) 441-3750

Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

Denver, Colorado 80202

Phone Number: (303) 991-5970

E-mail: erjonsen@jonsen.net

E-mail: bpompea@allen-vellone.com

Case Number: 2022CV30070

Division/Courtroom:

summons by publication

TO THE ABOVE-NAMED DEFENDANT(S): **RYAN BURKLE**

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

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

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

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

s/Bailey C. Pompea

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

1600 Stout Street, Suite 1900

Denver, CO 80202

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

Email: erjonsen@jonsen.net

Email: bpompea@allen-vellone.com

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

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000011 To Whom It May Concern: On 1/08/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARK SWANSON Original Beneficiary: JOHN C. RICHERT Current Holder of Evidence of Debt: JOHN C. RICHERT Date of Deed of Trust (DOT): 11/01/2017 Recorded Date of DOT: 11/01/2017 Reception No.of DOT: 2017143735 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$220,000.00 Outstanding Principal Amount as of the date hereof: \$220,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT

LIMITED TO, THE FAILURE TO PAY ALL PRINCIPAL AND INTEREST UPON MATURITY OF THE EVIDENCE OF DEBT. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 7 AND 8, BLOCK 18, FIRST ADDITION TO LAKOTA HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND KNOWN AS 1130 SOUTH HARRISON STREET, DENVER, CO 80210. Which has the address of 1130 SOUTH HARRISON STREET, DENVER, CO 80210

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/15/2024 Last Publication: 4/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/05/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: KRAMER LAW LLC Denver Registration #: 31239 HARVEY L KRAMER, 3731 BUFFALO LANE, MONTROSE, CO 81403 Phone #: (303) 282-4342 Attorney File #: 1130 SOUTH HARRISON STREET

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

1777 Sixth Street, P.O. Box 4249

Boulder, Colorado 80306-4249

Ph: (303) 441-3750

Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

Denver, Colorado 80202

Phone Number: (303) 991-5970

E-mail: erjonsen@jonsen.net

E-mail: bpompea@allen-vellone.com

Case Number: 2022CV30070

Division/Courtroom:

summons by publication

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

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

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

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

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

s/Bailey C. Pompea

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

1600 Stout Street, Suite 1900

Denver, CO 80202

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

Intermountain Jewish News

Legal Notices, April 5, 2024

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Email: erjonsen@jonsen.net

Email: bpompea@allen-vellone.com

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

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

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

Denver Probate Court

Case No. 2024PR030266

In the Matter of the Estate of

SOHNDRA ELAINE EDMONDS A/K/A

SOHNDRA EDMONDS, Deceased.

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

Wayne E. Vaden, Esq. (#21026)

Sydney C. Merrell, Esq. (#57396)

Attorneys for the Personal Representative

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B

Denver, CO 80239

(303) 377-2933 Voice

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

First Publication: March 22, 2024

Second Publication: March 29, 2024

Third Publication: April 5, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2024PR030308

In the Matter of the Estate of

ALVIN MADISON YARBROUGH A/K/A

ALVIN M. YARBROUGH, Deceased.

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

Wayne E. Vaden, Esq. (#21026)

Sydney C. Merrell, Esq. (#57396)

Attorneys for the Personal Representative

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B

Denver, CO 80239

(303) 377-2933 Voice

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

First Publication: March 29, 2024

Second Publication: April 5, 2024

Third Publication: April 12, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000034 To Whom It May Concern: On 1/24/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: GEORGE ATABAEV Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 5/09/2019 Recorded Date of DOT: 5/15/2019 Reception No. of DOT: 2019059507 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$443,650.00 Outstanding Principal Amount as of the date hereof: \$404,307.02 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1488 MADISON ST UNIT 302, DENVER, CO 80206

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/29/2024 Last Publication: 4/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/19/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-031582

LEGAL DESCRIPTION

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

CONDOMINIUM UNIT 302, BLUEPRINT CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED MARCH 8, 2010 AT RECEPTION NO. 2010026190, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF DENVER, COLORADO, AS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BLUEPRINT CONDOMINIUMS, RECORDED ON MARCH 8, 2010 AT RECEPTION NO. 2010026189, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

TOGETHER WITH THE EXCLUSIVE USE OF PARKING SPACE NO. 27 AND STORAGE SPACE NO. 37, AS DESIGNATED ON THE RECORDED CONDOMINIUM MAP AS A LIMITED COMMON ELEMENT, IN ACCORDANCE WITH THE TERMS AND PROVISION OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BLUEPRINT CONDOMINIUMS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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. 2024-000031 To Whom It May Concern: On 2/01/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: THE THI KIM, QUAN HOANG LAM and LEN THI DUONG Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, NA Current Holder of Evidence of Debt: GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, NA Date of Deed of Trust (DOT): 11/01/2019 Recorded Date of DOT: 11/04/2019 Reception No.of DOT: 2019153849 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$391,500.00 Outstanding Principal Amount as of the date hereof: \$369,259.18 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED AS LEGAL OWNER OF AN EVIDENCE OF DEBT, DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO PAY MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE DEED OF TRUST AND NOTE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: PART OF LOTS 20 AND 21, GARFIELD HEIGHTS NEW FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 20, WHICH POINT IS 221.08 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY A DISTANCE OF 148.62 FEET TO A POINT; THENCE EASTERLY A DISTANCE OF 77.15 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID LOT 21, WHICH POINT IS 99.88 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOTS 20 AND 21, A DISTANCE OF 148.62 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 77.15 FEET, MORE OR LESS TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3202 W. ARIZONA AVENUE, DENVER, COLORADO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 30, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/05/2024 Last Publication: 5/03/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/26/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: TAHERZADEH, PLLC Denver Registration #: 34002 JEREMIAH B HAYES, 15851 N DALLAS PARKWAY, SUITE 410, ADDISON, TX 75001 Phone #: (469) 729-6800 Fax #: (469) 828-2772 Attorney File #: 3202 W. ARIZONA AVENUE

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000046 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. 2024-000043 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: ANEL COBOS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC. Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 6/09/2021 Recorded Date of DOT: 6/16/2021 Reception No.of DOT: 2021115566 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$272,690.00 Outstanding Principal Amount as of the date hereof: \$243,271.72 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 15, BLOCK 4, GREEN VALLEY RANCH FILING NO. 56, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 19537 MARCH DR., 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: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 000000010025427

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000050 To Whom It May Concern: On 1/30/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MEGHAN F NAKAMURA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR GUARANTEED RATE, INC. Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 6/25/2021 Recorded Date of DOT: 6/30/2021 Reception No.of DOT: 2021105060 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$596,850.00 Outstanding Principal Amount as of the date hereof: \$576,715.64 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 5545 N VALENTIA ST, DENVER, CO 80238

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 30, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

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 Number: 2024PR30189, Division: 3

In the Matter of the Estate of

CHARLES M. BURTON, a/k/a CHARLES

MARVIN BURTON, a/k/a MARVIN BURTON, a/k/a CHUCK BURTON, Deceased.

Intermountain Jewish News

Legal Notices, April 5, 2024

www.ijn.com/legal-notice

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

All persons having claims against the above-named estate are required to present them to the personal representative or to the Denver Probate Court of the City and County of Denver, Colorado on or before July 31, 2024, or the claims may be forever barred.

carolyn bounds
Personal Representative
431 King Street
Center, Texas 75935

VIRGIL D. MEADOWS, Esq. Atty Reg. #:6419

Attorney for the Personal Representative

21 E. Monument Street, Ste. B

Colorado Springs, CO 80903

Phone Number: (719) 471-7960

E-mail: smandw@att.net

First Publication: March 29, 2024

Second Publication: April 5, 2024

Third Publication: April 12, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case Number: 2023PR31232

In the Matter of the Estate of

LINDA SUE PAULSEN, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the Denver Probate Court of the City and County of Denver, Colorado on or before July 29, 2024, or the claims may be forever barred.

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

John A.M. Ferguson Jr. #53263

Attorney for Art Evans

John Ferguson PLC

1999 Broadway Ste 770

Denver Co 80202

720-593-9202

john@johnfergusonplc.com

First Publication: March 29, 2024

Second Publication: April 5, 2024

Third Publication: April 12, 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:

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

Intermountain Jewish News

Legal Notices, April 5, 2024

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

District Court Douglas County

Case No. 2024PR30084

In the Matter of the Estate of

ALEXANDER STEWART FIELDMAN,

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

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

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

Attorney for the Personal Representative

Illumine Legal LLC

8055 E. Tufts Ave., Suite 1350

Denver, CO 80237

Phone Number: 303:228-2241

FAX Number: 720-815-0070

Email: andy@illumine.legal

First Publication: March 22, 2024

Second Publication: March 29, 2024

Third Publication: April 5, 2024

Published: Intermountain Jewish News

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

1777 Sixth Street, P.O. Box 4249

Boulder, Colorado 80306-4249

Intermountain Jewish News

Legal Notices, April 5, 2024

www.ijn.com/legal-notice

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

Ph: (303) 441-3750

Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

Denver, Colorado 80202

Phone Number: (303) 991-5970

E-mail: erjonsen@jonsen.net

E-mail: bpompea@allen-vellone.com

Case Number: 2022CV30070

Division/Courtroom:

summons by publication

TO THE ABOVE-NAMED DEFENDANT(S): **MIRIAM MARON**

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

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

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

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

s/Bailey C. Pompea

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

1600 Stout Street, Suite 1900

Denver, CO 80202

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

Email: erjonsen@jonsen.net

Email: bpompea@allen-vellone.com

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

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

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

1777 Sixth Street, P.O. Box 4249

Boulder, Colorado 80306-4249

Ph: (303) 441-3750

Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

Denver, Colorado 80202

Phone Number: (303) 991-5970

E-mail: erjonsen@jonsen.net

E-mail: bpompea@allen-vellone.com

Case Number: 2022CV30070

Division/Courtroom:

summons by publication

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

You are hereby summoned and required to appear and defend against the claims of the Second Amended Complaint filed on November 13, 2023, with the court in this action, by filing with the clerk of this court an answer or other

Intermountain Jewish News

Legal Notices, April 5, 2024

www.ijn.com/legal-notice

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

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

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

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

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

s/Bailey C. Pompea

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

1600 Stout Street, Suite 1900

Denver, CO 80202

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

Email: erjonsen@jonsen.net

Email: bpompea@allen-vellone.com

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

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

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

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

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

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

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

LEGAL DESCRIPTION

CONDOMINIUM UNIT 106, BUILDING 22, WOODSIDE VILLAGE CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP RECORDED APRIL 19, 1983 UNDER RECEPTION NO. 94675 AS AMENDED BY CONDOMINIUM MAP RECORDED MAY 11, 1984 UNDER RECEPTION NO. 60887 AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED AUGUST 17, 1981 IN BOOK 2434 AT PAGE

10, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS:
PARKING SPACE NO. 115, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

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

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

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

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

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

PUBLIC NOTICE

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

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/29/2024 Last

Intermountain Jewish News

Legal Notices, April 5, 2024

www.ijn.com/legal-notice

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

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.

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

1777 Sixth Street, P.O. Box 4249

Boulder, Colorado 80306-4249

Ph: (303) 441-3750

Plaintiffs: SHELLEY A. WOODWORTH and TRAVIS L. WOODWORTH

v.

Defendants: TIMOTHY A. ANTLEY, et al.

Attorneys for Plaintiff:

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

Allen Vellone WOLF HELFRICH & FACTOR P.C.

1600 Stout St., Suite 1900

Denver, Colorado 80202

Phone Number: (303) 991-5970

E-mail: erjonsen@jonsen.net

E-mail: bpompea@allen-vellone.com

Case Number: 2022CV30070

Division/Courtroom:

summons by publication

TO THE ABOVE-NAMED DEFENDANT(S): **JAMES GALBIATI**

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

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

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

Dated: March 1, 2024.

Dated: March 15, 2024.

Published in the Intermountain Jewish News.

First Publication: March 15, 2024.

Last Publication: April 12, 2024.

Allen Vellone Wolf Helfrich & Factor, PC

s/Bailey C. Pompea

Eric R. Jonsen, #15076

Bailey C. Pompea, #48597

1600 Stout Street, Suite 1900

Denver, CO 80202

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

Email: erjonsen@jonsen.net

Email: bpompea@allen-vellone.com

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

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

PUBLIC NOTICE

DENVER NOTICE OF SALE PUBLIC TRUSTEE SALE NO. 2024-000037 TO WHOM IT MAY CONCERN: ON 1/24/2024 THE UNDERSIGNED PUBLIC TRUSTEE CAUSED THE NOTICE OF ELECTION AND DEMAND RELATING TO THE DEED OF TRUST DESCRIBED BELOW TO BE RECORDED IN DENVER COUNTY. ORIGINAL

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

EXHIBIT "A"

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

PUBLIC NOTICE

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

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

PARCEL 1:

ALL OF LOTS 13 THROUGH 16, BLOCK 13, KASSERMAN'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO; TOGETHER WITH 1/2 OF THE VACATED ALLEY ADJACENT TO SAID LOTS, AND TOGETHER WITH ALL OF BLOCK 14, CASEMENT'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING NORTHEASTERLY OF FIFTEENTH STREET, EXCEPT THAT PART OF SAID BLOCK 14,

MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID BLOCK 14, SAID POINT BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF 15TH STREET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF 15TH STREET, 42.28 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 89°158'33" AND NORTHEASTERLY 42.63 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 14; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 135°14'10" AND SOUTHERLY ALONG SAID EAST LINE OF BLOCK 14 A DISTANCE OF 60.04 FEET TO THE POINT OF BEGINNING. AND TOGETHER WITH THAT PART OF BLOCK 12, UNION'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING SOUTHEASTERLY OF BOULDER STREET.

PARCEL 2:

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 3/08/2024 Last Publication: 4/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/27/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MARKUS WILLIAMS YOUNG & HUNSICKER LLC Denver Registration #: 23328 PETER Q. MURPHY, 1775 SHERMAN STREET, SUITE 1950, DENVER, CO 80203 Phone #: 303-830-0800 Attorney File #: 11753.002

NOTICE 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
2018 Subaru Xv Crosstrek	223410

Date of Publication: April 5, 2024

Published: Intermountain Jewish News

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

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: 04/05/2024:

STOCK	YEAR	MAKE/MODEL	VIN
331675	1985	Popup Camper	NONE
332767	2008	Dodge Charger	330333
331912	1999	Honda CRV	004407
332264	2009	Nissan Rogue	056261
332423	2004	Nissan Xterra	668325
331781	2013	Subaru Forester	418388
332036	2010	Toyota Camry	027813
332030	2006	Volkswagen Passat	045483
332418	2003	Volkswagen Passat	421438

Date of Publication: April 5, 2024

Published: Intermountain Jewish News

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

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

YEAR/MAKE/MODEL	VIN #
2014 FORD FUSION	300388
2008 INFINITI G35	223399
1999 TRAILER TRAILER	NONE
2013 FORD ESCAPE	D52828
1988 CADILLAC DEVILLE	239851
1997 FORD EXPEDITION	C11839
2013 CHEVROLET SONIC	147145
2010 DODGE AVENGER	191692
2010 CHEVROLET COBALT	234835
2016 AUDI 2.0T	014330
2017 FORD FOCUS	284425
2014 JEEP COMPASS	731159
2001 MITSUBISHI ECLIPSE	108478
2005 KAWASAKI ZX636-C1	024290
2016 CARRY ON ENCLOSED TRAILER	002864
2006 MERCEDES-BENZ C230	760754

Date of Publication: April 5, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000057 To Whom It May Concern: On 1/31/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LARRY PIERCE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR UNIVERSAL LENDING CORPORATION Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 9/14/2021 Recorded Date of DOT: 9/20/2021 Reception No.of DOT: 2021178551 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$267,277.00 Outstanding Principal Amount as of the date hereof: \$256,825.20 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH

ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 23, BLOCK 31, STAPLETON FILING NO, 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 9051 E 58TH AVE, DENVER, CO 80238

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 30, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/05/2024 Last Publication: 5/03/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/26/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 000000010033744

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000058 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: ERIC B. FENSTER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COMPLETE SYSTEMS, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FLAGSTAR BANK, N.A. Date of Deed of Trust (DOT): 9/05/2003 Recorded Date of DOT: 9/18/2003 Reception No.of DOT: 2003196719 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$168,000.00 Outstanding Principal Amount as of the date hereof: \$80,170.69 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

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

Legal Description of the Real Property: LOT 3, BLOCK 2, CARLSON-MCCCELLAND HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2240 QUINCE 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 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 #: 24-031714

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/05/2024 Last Publication: 5/03/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/26/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO22765

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: 04/05/2024:

STOCK	YEAR	MAKE/MODEL	VIN	
331905	2008	BMW X5 4.8i	164220	
332039	2003	BMW 530iA	K29149	
332725	2001	BMW 325i	U88775	
332102	2007	Chevrolet TrailBlazer		194991
332163	2013	Chevrolet Cruze LT		269403
332334	2002	Chevrolet Suburban		172989
332387	2007	Chevrolet Tahoe	394188	
332394	2006	Chevrolet Impala	352906	
332415	2009	Chevrolet Cobalt	289913	
332551	2014	Chevrolet Captiva LS		529297
332620	2002	Chevrolet Impala LS		350579
332660	2014	Chevrolet Spark 1LT		475694
332599	2009	Chrysler Sebring	641640	
332502	2013	Dodge Grand Caravan		521234
332724	2010	Dodge Charger SXT		245405
331907	2012	Dongfang Scooter		5A5246
331902	2009	Ford E350	A58953	
332130	1974	Ford F350	T61171	
332201	2014	Ford Focus SE	304740	
332304	2018	Ford Focus Titanium		261613
332427	1994	Ford Ranger Super Cab		B36100
332516	2003	Ford Escape XLT	B12943	
332529	2016	Ford Fusion	353388	
332023	2023	Homemade Single Axle Enclosed Trailer		NOVIN
331779	2020	Honda CR-V EXL	093481	
332313	2003	Honda Civic EX	535575	
332630	2003	Honda Odyssey EXL		092976
332407	1997	Infiniti QX4	001869	
332147	2011	Kia Sportage	119788	
332271	2014	Kia Sorento	484104	
332602	2018	Kia Forte LX	233414	

332628	2011	Kia Sedona EX	373529	
332751	2018	Kia Forte LX/S	237480	
332587	2014	Land Rover Range Rover Sport		372467
332220	1992	Lexus LS 400	104663	
332121	2004	Lincoln LS	685880	
331909	2008	Mazda Mazda6i	M34950	
332310	2012	Mercedes-Benz C300 4 MATIC		229481
331863	2004	Mitsubishi Lancer ES	043733	
332029	1996	Nissan Maxima	747426	
332115	2009	Nissan Sentra 2.0/2.0S/2.0SL		635876
332342	2017	Nissan Murano S/SL/SV/Platinum		175928
332384	2012	Nissan Maxima S/SV	828536	
332420	2016	Nissan Rogue	632035	
332489	2013	Nissan Altima 2.5/S/SV/SL	147739	
332763	2009	Nissan Altima	173861	
332213	2019	Ram 1500	564443	
332055	2006	Subaru Tribeca	415764	
332514	2006	Subaru Legacy Outback 2.5 XT LTD		307957
332526	1997	Subaru Legacy	603718	
332679	2014	Subaru Legacy 2.5i Premium		018253
332073	2007	Suzuki Forenza	559319	
332733	1997	Toyota 4-Runner	012321	
332501	2012	Volkswagen Jetta	344552	
332515	2008	Volkswagen Jetta SE/SEL	164255	
331870	1967	Chevrolet Nova	128867	

Date of Publication: April 5, 2024

Published: Intermountain Jewish News

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

District Court Larimer County

Case No. 2024PR30179

In the Matter of the Estate of

DONALD E. KEMPER, also known as

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

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

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

Attorney for the Personal Representative

Illumine Legal LLC

8055 E. Tufts Ave., Suite 1350

Denver, CO 80237

Phone Number: 303:228-2241

FAX Number: 720-815-0070

Email: andy@illumine.legal

First Publication: March 22, 2024

Second Publication: March 29, 2024

Third Publication: April 5, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 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.

Intermountain Jewish News

Legal Notices, April 5, 2024

www.ijn.com/legal-notice

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 30, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/05/2024 Last Publication: 5/03/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/26/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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

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

Denver Probate Court

Case No. 2024PR030267

In the Matter of the Estate of

DENIRAE POLSON, Deceased.

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

Wayne E. Vaden, Esq. (#21026)

Sydney C. Merrell, Esq. (#57396)

Attorneys for the Personal Representative

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B

Denver, CO 80239

(303) 377-2933 Voice

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

First Publication: March 22, 2024

Second Publication: March 29, 2024

Third Publication: April 5, 2024

Published: Intermountain Jewish News

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

District Court, Jefferson County

Case Number: 2024PR30382

In the Matter of the Estate of

CONNIE RAE ISKE, Deceased.

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

Julie Karavas, Esq. Atty. Reg. #: 45394

Thomas Kranz, Esq. Atty. Reg. #: 40421

Attorneys for the Personal Representative

Karavas & Kranz, P.C.

1123 Spruce Street, Suite 200

Boulder, CO 80302

Phone Number: 720-943-1095

E-mail: julie@jkklegal.com

FAX Number: 308-946-2503

First Publication: April 5, 2024

Second Publication: April 12, 2024

Third Publication: April 19, 2024

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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

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SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 705 S CLINTON ST #4A, DENVER, COLORADO 80247

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 30, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/05/2024 Last Publication: 5/03/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/26/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-24-973065-LL

EXHIBIT A

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

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

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

(1) THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING STALL NO. 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.