

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000120 To Whom It May Concern: On 3/19/2024 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: DAYSIAH MCPHERSON and CHARLES FAULKNER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CORNERSTONE FIRST MORTGAGE, INC. Current Holder of Evidence of Debt: PLANET HOME LENDING, LLC Date of Deed of Trust (DOT): 12/30/2022 Recorded Date of DOT: 12/30/2022 Reception No. of DOT: 2022155128 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$273,455.00 Outstanding Principal Amount as of the date hereof: \$271,951.54 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 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 418, TOWNE SQUARE LOFTS, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED SEPTEMBER 04, 2002, UNDER RECEPTION NO. 2002152829, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED SEPTEMBER 24, 2001, UNDER RECEPTION NO. 2001161142, TOGETHER WITH THE RIGHT TO USE PARKING SPACE NO. 75, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 15475 ANDREWS DRIVE UNIT 418, 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 July 18, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/24/2024 Last Publication: 6/21/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/14/2024 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 #: 000000010061398

NOTICE OF SALE

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

Year/Make/Model	Vin #
1972 Chevrolet Suburban	183656

Date of Publication: May 24, 2024

Published: Intermountain Jewish News

NOTICE OF ADOPTION PROCEEDING AND SUMMONS BY PUBLICATION

Adams County Court

Case Number: 2024JA30010

Benjamin (last name unknown): Take notice that a Petition for Adoption has been filed in the District Court, Adams County, Colorado as follows:

In the Matter of the Petition of Tanya Bunise Pacotti for the Adoption of a Child RE: H.R.P., Minor Child

Petitioner: Tanya Bunise Pacotti

Respondents: Lori Jean Pacotti & Benjamin (last name unknown)

If you wish to respond to the Petition, you must file your Response with the clerk of the Court forthwith.

Your failure to file a Response, or to appear, within 35 days after service, and, in the case of an alleged father, your failure to file a claim of paternity under Article 4 of Title 19, C.R.S., within 35 days after service, if a claim has not previously been filed, may likely result in the termination of your parental or your alleged parental rights to the minor child.

V. William Scarpato III

Attorney for Petitioner

On Behalf of Metro Volunteer Lawyers

1801 California St., Ste. 1600

Denver, CO 80202

Phone: 303-454-0342

E-mail: victor.scarpato@usdoj.gov

First Publication: May 17, 2024

Second Publication: May 24, 2024

Intermountain Jewish News

Legal Notices, May 24, 2024

www.ijn.com/legal-notice

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

Third Publication: May 31, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2024PR30540

In the Matter of the Estate of

ELAINE ROSELL ANDERSON aka ELAINE R. ANDERSON aka ELAINE ANDERSON aka ELAINE ROSELLA ANDERSON aka ELAINE ROSELLA LANGLEY ANDERSON aka ELAINE ROSELLE ANDERSON, 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 September 24, 2024 or the claims may be forever barred.

WANDA LYDIA

Personal Representative

333 South Niagara Street

Denver, CO 80224

JOHN A. BERMAN, Esq. Reg. No. 6695

Attorney for the Personal Representative

1737 Gaylord Street

Denver, CO 80206

(303) 832-7645 phone

(303) 832-1188 fax

jab@jaberman.com email

First Publication: May 17, 2024

Second Publication: May 24, 2024

Third Publication: May 31, 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 #
1991 NISSAN KING CAB	348858
1998 CADILLAC ELDORADO	611340
2007 FORD EXPLORER	B53769
2009 CHEVROLET EXPRESS	181356
2003 MITSUBISHI ECLIPSE	052531
2006 DODGE RAM	226805
2005 MINI COOPER	K60245

Date of Publication: May 24, 2024

Published: Intermountain Jewish News

**NOTICE OF SALE BY
ELITE TOWING & RECOVERY**

7070 Smith Rd

Denver, Co 80207

720-295-6062

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

YEAR/MAKE/MODEL	VIN #
2006 HONDA ODYSSEY	026314
1992 NISSAN TRUCK	326367
2008 DODGE AVEN	538687
2000 FORD F250	C16368
2002 NISSAN PATHFINDER	708948
2011 FORD F-150	D95445
2003 FORD TAURUS	128637
2007 HONDA PILOT	032407
2005 BUICK TERRAZA	230361
2014 NISSAN VERSA	856468
2003 HONDA ODYSSEY	024776
2005 FORD F-250	B24194
2016 FORD TAURUS	100933
1998 CHEVROLET BLAZER	210018
2006 FORD F-150	D20890
2005 BUICK LACROSSE	269553

2009 FORD E-350 A36428
2002 HONDA ODYSSEY 582523
2013 NISSAN PATHFINDER 662181
2006 LAND ROVER LR3 390808
1999 OLDSMOBILE 88 50TH 817494
2005 TOYOTA CAMRY 057784

Date of Publication: May 24, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Wyatt's, Lone Star, Boulder Valley Towing, and Klaus' Towing abandoned vehicle sale: Address: 5130 Brighton Boulevard, Denver, CO 80216, Phone: (303) 777-2448. **Sale Date: 05/24/2024:

STOCK	YEAR	MAKE/MODEL	VIN
336975	2004	Acura MDX	515329
337241	2005	Acura RL	003762
337240	2003	Audi A4	113644
336871	2003	Buick Century	174690
337357	1998	Cadillac Catera	222562
337071	2007	Chevrolet Impala LT	198096
337302	2002	Chevrolet Tahoe	240520
337310	1981	Chevrolet P30	301333
337306	1996	Chevrolet Express	019486
337321	2016	Chevrolet Malibu	159284
337318	2001	Chrysler Town & Country	119048
337165	1998	Dodge Caravan	819751
337245	2002	Dodge Ram	143089
337316	1999	Dodge Ram Van	501401
337336	2007	Dodge Ram	567282
337461	2014	Dodge Dart SXT	914631
337462	2005	Dodge Grand Caravan	420644
337033	2003	Ford Ranger Super Cab	B03295
337319	1997	Ford F-250	B57266
337331	1995	Ford Probe	153308
337340	1998	Ford Explorer	A13920
337387	2014	Ford Focus SE	426098
337455	2005	Ford E-150	A15821
337021	2016	GMC Terrain SLE	151158
337236	2012	Homemade Single Axle Utility Trailer	XXXXXX
337070	2002	Honda Civic EX	532697
337311	2007	Honda Odyssey	140558
337066	2004	Hyundai Elantra GLS/GT	715833
337308	2015	Kia Optima	477123
337247	1989	Mazda MX-6	230818
336982	2003	Mercedes-Benz CL500	035259
337312	2012	Mercedes-Benz GL-Class	801830
336976	2018	Mitsubishi Mirage	004792
336828	2015	Nissan Altima	243979
337238	2003	Nissan Xterra XE/SE	651659
337327	2007	Nissan Xterra	541203
337464	2006	Pontiac G6	238371
337082	2000	Qunjian Motors Scooter	100097
336991	2013	Scion FR-S	730392
337081	2000	Scooter Scooter	NONE
337158	2003	Subaru Legacy Outback H6 LL Bean	607484
337478	1998	Subaru Impreza	813209
337423	2003	Toyota Camry	180389
337435	2008	Toyota Corolla	024406
336888	1999	Utility 53ft Semi Trailer	814142
336937	2010	Volkswagen CC Sport	515173
328441	1971	MG MGB Roadster	250054
296930	1994	Starcraft Meteorite	AD1812

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

Denver Probate Court
Case No. 2024PR030568
In the Matter of the Estate of
WINDSOR MARC CURRIN, Deceased.

Intermountain Jewish News

Legal Notices, May 24, 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 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: May 24, 2024

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Third Publication: June 7, 2024

Published: Intermountain Jewish News

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

District Court Jefferson County

Case Number: 2024PR30413

In the Matter of the Estate of

KEVIN JOSEPH KELLY (aka KEVIN KELLY), Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Jefferson County, Colorado on or before September 24, 2024, or the claims may be forever barred.

ANGEL BODEN

Personal Representative

c/o John Ferguson,

1999 Broadway Ste 770

Denver CO 80202

John A.M. Ferguson Jr. #53263

Attorney for Angel Boden

Hold Fast Legal LLC

1999 Broadway Ste 770

Denver CO 80202

720-593-9202

john@holdfastlegal.com

First Publication: May 24, 2024

Second Publication: May 31, 2024

Third Publication: June 7, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN #
2021 Subaru Crossteck	312438
2007 Audi A4	112788
2007 Subaru B9 Tribeca	408196
2006 Buick Lucerne	158180
2008 Ford Fusion	192692
2008 Subaru Outback	325213
2017 Hyundai Elantra	162772
2016 Hyundai Elantra	271607
2006 Mercedes-Benz CLS	018833
2008 Chevrolet Impala	285751
1999 Honda CR-V	050737
2012 Toyota 4Runner	094443
2009 Toyota Corolla	014177
2012 Jeep Grand Cherokee	124789

Date of Publication: May 24, 2024

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

Denver Probate Court

Case Number: 2024PR30281

In the Matter of the Estate of

ELIZABETH ALICE SATRIANO

(AKA ELIZABETH DALTON), Deceased.

Intermountain Jewish News

Legal Notices, May 24, 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 September 24, 2024, or the claims may be forever barred.

ELIZABETH SATRIANO
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 770
Denver CO 80202

John A.M. Ferguson Jr. #53263

Attorney for Elizabeth Satriano

Hold Fast Legal LLC

1999 Broadway Ste 770

Denver CO 80202

720-593-9202

john@holdfastlegal.com

First Publication: May 24, 2024

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

Denver Probate Court

Case No. 2024PR030488

In the Matter of the Estate of

GEORGE WILLISON LINN, also known as GEORGE W. LINN, and GEORGE LINN, 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 September 24, 2024, or the claims may be forever barred.

ELIZAVETA DOLGIKH
Personal Representative
27 Reed road
New Hamburg, NY 12590

SUZANNA WASITO TIFTICKJIAN, Atty. Reg. 31092

Attorney for the Personal Representative

Suzanna Wasito Tiftickjian, LLC

338 S. Williams Street

Denver, Colorado 80209

Phone Number: (303) 991-4676

E-mail: suzie@denverlegacylaw.com

First Publication: May 24, 2024

Second Publication: May 31, 2024

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Published: Intermountain Jewish News

NOTICE

Go transmissions is applying for a title on a **white 2006 Acura TL, Vin#: 19UUA66276A070321**

Owner : Khadijah Marie Chaverra

Contact Aamco transmissions 187 W. Alameda for more information.

Date of Publication: May 24, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
2000 Honda Accord	015553

Date of Publication: May 24, 2024

Published: Intermountain Jewish News

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

District Court, Broomfield County

Case No. 24PR30054, Division A

In the Matter of the Estate of

WILLIAM PEPMEYER, 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 the City and County of Broomfield, Colorado on or before October 1, 2024 or the claims may be forever barred.

JULIE ANN PEPMEYER
Personal Representative
240 Flint Way

Broomfield, CO80020
JAY LAVIGNE, Esq. Atty. Reg. #: 16072
Attorney for the Personal Representative
300 Peregrine Cir.
Broomfield, CO80020
Phone Number: 303-886-0478
E-mail: jay@i-legal.com
First Publication: May 17, 2024
Second Publication: May 24, 2024
Third Publication: May 31, 2024
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000116 To Whom It May Concern: On 3/14/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ASAP PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: CAPITAL FUND I, LLC Current Holder of Evidence of Debt: CAPITAL FUND REIT, LLC Date of Deed of Trust (DOT): 1/04/2022 Recorded Date of DOT: 1/24/2022 Reception No. of DOT: 2022010317 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$365,000.00 Outstanding Principal Amount as of the date hereof: \$365,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 7 AND 8 IN 5 ACRE BLOCK, P.T. BARNUM'S SUBDIVISION TO THE CITY OF DENVER, ACCORDING TO THE RECORDED, PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3220 W 8TH AVE, 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 July 11, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/17/2024 Last Publication: 6/14/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/07/2024 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 #: 23CO00500-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000128 To Whom It May Concern: On 3/21/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: BRADEN BINGHAM Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOME MORTGAGE ALLIANCE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 7/16/2019 Recorded Date of DOT: 7/22/2019 Reception No. of DOT: 2019094373 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$484,000.00 Outstanding Principal Amount as of the date hereof: \$451,982.04 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 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: PARCEL 9, ACCORDING TO THE PARTY WALL AND UNIT DECLARATION AND THE IMPROVEMENT SURVEY PLAT RECORDED MARCH 15, 2019, AT RECEPTION NO. 2019030381 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO. Which has the address of 3939 INCA STREET, 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 July 18, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/24/2024 Last Publication: 6/21/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/14/2024 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 #: CO22581

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000096 To Whom It May Concern: On 2/29/2024 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: MARGUERITE M. ZAMBRANO Original Beneficiary: KEYBANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: KEY BANK, N.A. Date of Deed of Trust (DOT): 9/24/2018 Recorded Date of DOT: 10/22/2018 Reception No. of DOT: 2018136454** DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$54,000.00 Outstanding Principal Amount as of the date hereof: \$53,812.76 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: THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN DENVER, DENVER COUNTY, CO TO WIT: THAT PART OF BLOCK 11, SHARON PARK, BEGINNING ON THE SOUTH LINE OF SAID BLOCK, 414.67 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK, THENCE WEST 65 FEET: THEN NORTH TO SOUTH LINE OF WEST AMHERST; THEN EAST 65 FEET; THENCE SOUTH TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3074 W AMHERST 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 June 27, 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: 5/03/2024 Last Publication: 5/31/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/23/2024 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 #: CO21773

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000094 To Whom It May Concern: On 2/28/2024 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: DANIEL LEE SPARKS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 10/18/2022 Recorded Date of DOT: 10/19/2022 Reception No. of DOT: 2022132443 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$180,000.00 Outstanding Principal Amount as of the date hereof: \$178,948.97 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: CONDOMINIUM UNIT 23, BUILDING 1, WESTCHESTER CONDOMINIUMS NORTH, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED FEBRUARY 1, 1979 AT RECEPTION NO. 080385, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF WESTCHESTER CONDOMINIUMS NORTH,

RECORDED FEBRUARY 1, 1979 IN BOOK 1843 AT PAGE 581, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4535 S LOWELL BOULEVARD B, 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 June 27, 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: 5/03/2024 Last Publication: 5/31/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/23/2024 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 #: 000000010059814

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000080 To Whom It May Concern: On 2/21/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DNA RESIDENTIAL TRUST Original Beneficiary: MERCHANTS MORTGAGE & TRUST CORPORATION Current Holder of Evidence of Debt: TOORAK CAPITAL PARTNERS, LLC Date of Deed of Trust (DOT): 8/10/2021 Recorded Date of DOT: 8/12/2021 Reception No.of DOT: 2021153297 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$452,520.00 Outstanding Principal Amount as of the date hereof: \$435,470.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 1 AND 2, BLOCK 91, PLAT OF BLOCKS 81 - 96 INCLUSIVE, BERKELEY, EXCEPT THE REAR 8 FEET OF SAID LOTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4990 HOOKER STREET, DENVER, CO 80221

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 20, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/26/2024 Last Publication: 5/24/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/16/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-24-972994-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000202 To Whom It May Concern: On 2/29/2024 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: RL ENTERTAINMENT GROUP, LLC, A LIMITED LIABILITY COMPANY Original Beneficiary: SHOPNECK FAMILY FOUNDATION Current Holder of Evidence of Debt: SHOPNECK FAMILY FOUNDATION Date of Deed of Trust (DOT): 6/22/2021 Recorded Date of DOT: 7/02/2021 Reception No.of DOT: 2021126760 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$455,000.00 Outstanding Principal Amount as of the date hereof: \$454,969.05 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST 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 14 AND 15, BLOCK 14, CHAMBERLIN'S COLFAX ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 2400 NORTH OLIVE STREET, DENVER, CO 80207

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 27, 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: 5/10/2024 Last Publication: 6/07/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/30/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: FOSTER GRAHAM MILSTEIN & CALISHER LLP Denver Registration #: 26809 ROBERT GRAHAM, 360 SOUTH GARFIELD STREET, 6TH FLOOR, DENVER, CO 80209 Phone #: 3033339810 Fax #: 303-333-9786 Attorney File #: 24253.0016

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000093 To Whom It May Concern: On 2/28/2024 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: CRYSTAL J. VAUGHN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PENNYMAC LOAN SERVICES, LLC Current Holder of Evidence of Debt: PENNYMAC LOAN SERVICES, LLC Date of Deed of Trust (DOT): 4/20/2022 Recorded Date of DOT: 4/26/2022 Reception No. of DOT: 2022056376 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$304,000.00 Outstanding Principal Amount as of the date hereof: \$297,950.45 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 6, BLOCK 10, BEAUMONT PLACE FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2685 S DAYTON WAY 326, DENVER, CO 80231-3958

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 27, 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: 5/03/2024 Last Publication: 5/31/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/23/2024 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 #: 000000010059863

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000100 To Whom It May Concern: On 3/04/2024 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: ARLIE DUANE LOVATO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PINGORA LOAN SERVICING, LLC Date of Deed of Trust (DOT): 11/01/2018 Recorded Date of DOT: 11/08/2018 Reception No. of DOT: 2018144746 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$173,500.00 Outstanding Principal Amount as of the date hereof: \$162,144.63 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 5 AND 6, BLOCK 6, EAST BERKELEY, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4878 BRYANT STREET, DENVER, CO 80221

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 27, 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: 5/03/2024 Last Publication: 5/31/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/23/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: IDEA LAW GROUP, LLC Denver Registration #: 34682 JENNIFER C ROGERS, 4100 E. MISSISSIPPI AVE., STE 420, DENVER, CO 80246 Phone #: 877-353-2146 Attorney File #: LOVATO/48132241

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000077 To Whom It May Concern: On 2/27/2024 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: ZHUOYU LING Original Beneficiary: MQ INVESTMENT LLC Current Holder of Evidence of Debt: MQ INVESTMENT LLC Date of Deed of Trust (DOT): 8/06/2021 Recorded Date of DOT: 6/28/2022 Reception No. of DOT: 2022085804 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$150,000.00 Outstanding Principal Amount as of the date hereof: \$165,000.00 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 COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED IS OR ARE AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR BY THE DEED OF TRUST AND RELATED LOAN DOCUMENTS, AND OTHER VIOLATIONS OF THE 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: 3200 SOUTH FEDERAL BOULEVARD BLDG 2 U-5, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3200 SOUTH FEDERAL BOULEVARD 2-5, 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 June 27, 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: 5/03/2024 Last Publication: 5/31/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/23/2024 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: MQ INVESTMENT LLC Denver MQ INVESTMENT LLC, 1068 SOUTH FEDERAL BOULEVARD, DENVER, CO 80219 Phone #: (303) 523-6883 Attorney File #: 3200 SOUTH FEDERAL BLVD 2-5

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000106 To Whom It May Concern: On 3/06/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MICHAEL ANTHONY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR QUICKEN LOANS INC. Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. Date of Deed of Trust (DOT): 9/07/2018 Recorded Date of DOT: 9/13/2018 Reception No. of DOT: 2018116536 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt:

\$149,400.00 Outstanding Principal Amount as of the date hereof: \$181,704.14 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 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 21, BLOCK 3 AND THE SOUTH .25 FEET OF LOT 22, WALNUT HILL ADDITION. Which has the address of 2823 N MADISON ST, DENVER, CO 80205-5057

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 27, 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: 5/03/2024 Last Publication: 5/31/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/23/2024 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 #: 000000010063121

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000076 To Whom It May Concern: On 2/16/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARIO CARDENAS and MARIA GUADALUPE PINON FAVELA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FLAGSTAR BANK, N.A. Date of Deed of Trust (DOT): 6/26/2017 Recorded Date of DOT: 7/05/2017 Reception No. of DOT: 2017087547** DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$203,250.00 Outstanding Principal Amount as of the date hereof: \$198,875.89 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 7, BLOCK 11, GATEWAY VILLAGE FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4950 EAGLE STREET, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 20, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/26/2024 Last Publication: 5/24/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/16/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: IDEA LAW GROUP, LLC Denver Registration #: 34682 JENNIFER C ROGERS, 4100 E. MISSISSIPPI AVE., STE 420, DENVER, CO 80246 Phone #: 877-353-2146 Attorney File #: 48129802

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000102 To Whom It May Concern: On 3/04/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JAMES B. ORSULAK AKA JAMES ORSULAK Original Beneficiary: JPMORGAN CHASE BANK, N.A. Current Holder of Evidence of Debt: JPMORGAN CHASE BANK,

NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 5/14/2022 Recorded Date of DOT: 5/31/2022 Reception No. of DOT: 2022072851 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt:

\$1,137,500.00 Outstanding Principal Amount as of the date hereof: \$1,115,532.88 Pursuant to C.R.S. §38-38-101 (4)

(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 9, 10 AND 11, BLOCK 3, BELL PARK, EXCEPT THE REAR 8 FEET THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 2250 LEYDEN 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 June 27, 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: 5/03/2024 Last Publication: 5/31/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/23/2024 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-24-973567-LL

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C00380, Courtroom: 100

Public Notice is given on May 10, 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 HANNAH GRACE GILBERT be changed to HANNAH GRACE GILDINH.

First Publication: May 24, 2024

Second Publication: May 31, 2024

Third Publication: June 7, 2024

Published: Intermountain Jewish News

DISTRICT COURT, Denver COUNTY, STATE OF COLORADO

CIVIL ACTION NO. 2023CV031014

DIVISION NO. 203

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Plaintiff, Windsor Gardens Association

v.

Defendants, WG APARTMENT ONE-A LLC et al

Regarding: Block Eighteen, Windsor Gardens East, Filing No. 2, City and County of Denver, State of Colorado, to wit: PARCEL1:

An undivided 1/96th Interest in and to said block, 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. 1-A (for convenient reference numbered Unit No. 1093), in Building No. 55, now or hereafter constructed in said Block, said building located substantially as shown on the Area Plat Plan thereof filed for record in the Office of the Clerk and Recorder of the City and County of Denver, Colorado, on the 24th day of November, 1967, in Condominium Plat Book 1 at Page 68.

PARCEL 3:

An undivided 1/48th interest in and to the apartment building, equipment therein installed and appurtenant thereto within which the above described space or area is located.

TOGETHER WITH:

1. The exclusive right to use and occupy Parking Stall No. 24 in Parking Lot No. L9 in Block 19, Windsor Gardens East, Filing No. 2, located substantially as shown on the Area Plat Plan thereof, filed for record in the Office of the Clerk and Recorder of the City and County of Denver, Colorado on the 25th day of August, 1967, in Condominium Plat Book-1 at Page 66.

2. The exclusive right to use balconies, air conditioners, or other appliances which project beyond the space of area above described and contiguous thereto.

3. A right of way, common with others, for ingress and egress to and from the property above described.

4. The right to use stairs, halls, passage ways and other common areas in the apartment building described in Parcel 2 above in common with other owners of such building, including their agents, servants, employees and invitees.

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

5. The right to use common areas in said block in common with other owners of space or area in apartment buildings now or hereafter constructed in said block, except the use of the common areas located in buildings other than that described in Parcel 2 above, including their agents, servants, employees and invitees. City and County of Denver, State of Colorado

Also known as: 9180 E Center Ave #1A, Denver, CO 80247

TO THE ABOVE NAMED DEFENDANTS, Please take notice:

You and each of you are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the Civil Division of the Sheriff's Office of Denver County, Colorado at 10:00 A.M., on the 18th, day of July 2024, at the front steps of the Denver City and County Building, 1437 Bannock Street, Denver, CO 80202; phone number 720-865-8703. At which sale, the above-described real property and improvements thereon will be sold to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale.

****BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID AT TIME OF SALE. ****

Further, for the purpose of paying off, curing default or redemption, as provided by statute, intent must be directed to or conducted at the above address of the Civil Division of the Sheriff's Department of Denver County, Colorado.

PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY.

NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM

RE: Sheriff's Sale of Real Property pursuant to Order and Decree of Foreclosure and C.R.S. 38-38-101 et seq. This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to a Court Order and Decree dated March 19, 2024, and C.R.S. 38-38-101 et seq., by Windsor Gardens Association, the current holder of a lien recorded on August 25, 2022 at Rec. No. 2022113042, in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The judicial foreclosure is based on a default under the Amended and Restated Condominium Declaration for Windsor Gardens, recorded on March 27, 2002 at Reception No. 2002058213 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The Declaration and notices, as recorded, establish a lien for the benefit of Windsor Gardens Association, **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS.**

You may have an interest in the real property being affected, or have certain rights or suffer certain liabilities or loss of your interest in the subject property as a result of said foreclosure. You may have the right to redeem the real property or you may have the right to cure a default under the instrument being foreclosed. Any Notice of Intent to Cure must be filed no later than fifteen (15) calendar days prior to the date of the foreclosure sale.

In this regard, you may desire and are advised to consult with your own private attorney.

Further, you are advised that the parties liable thereon, the owner of the property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto.

In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights; therefore, you should read and review all the applicable statutes and laws in order to determine the requisite procedures and provisions which control your rights in the subject property.

DATED in Colorado this 25th, day of April, 2024.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

ATTORNEY FOR THE PLAINTIFF:

ORTEN CAVANAGH HOLMES & HUNT, LLC

1445 Market Street, Suite 350

Denver, CO 80202

First Publication: May 24, 2024

Last Publication: June 21, 2024

Published In: The Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Klaus' Towing abandoned vehicle sale: Address: 3880 Wabash Street, Colorado Springs, Colorado, 80906, Phone: (719) 391-0600. ****Sale Date: 05/24/2024:**

STOCK	YEAR	MAKE/MODEL	VIN
337314	2007	BMW 335 XI	006010
336877	1999	Ford Mustang	136207
337100	2004	Mazda Mazda 3	155456
337115	2010	Nissan Rogue	500513
337329	2006	Nissan Maxima	862185
337328	2004	Nissan Xterra	639953
336781	2007	SAAB 97x	802754
336980	1999	Subaru Forester	733635

Date of Publication: May 24, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case Number: 2024PR30515

NOTICE TO CREDITORS

In the Matter of the Estate of

RANGARIRAYI MUVAVARIRWA, 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 September 24, 2024, or the claims may be forever barred.

MICHELLE ADAMS, Esq. Atty. Reg. #: 29163

Attorney for the Personal Representative

Law Office of Michelle Adams

2373 Central Park Blvd., Suite 100

Denver, CO 80238

Phone Number: (720) 432-9685

E-mail: madams@coloradofamilylegacy.com

First Publication: May 24, 2024

Second Publication: May 31, 2024

Third Publication: June 7, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000108 To Whom It May Concern: On 3/07/2024 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: LADELLE ELLIS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PLAZA HOME MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC Date of Deed of Trust (DOT): 11/14/2017 Recorded Date of DOT: 11/21/2017 Reception No. of DOT: 2017152966 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$322,500.00 Outstanding Principal Amount as of the date hereof: \$130,235.95 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows:

THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 580 SOUTH CLINTON STREET, UNIT 10-D, DENVER, CO 80247

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

THEREFORE, Notice is Hereby Given that I will, at 10:00 AM in the forenoon of June 27, 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: 5/03/2024 Last Publication: 5/31/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/23/2024 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 DAVIDRDOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-031918

Legal Description

Parcel I:

An undivided 1/184th interest in and to Block 26, Windsor Gardens East, subject to easements and reservations of record.

Parcel II:

All of that space or area which lies between the ceiling and the floor, and the walls of Apartment No. 10-D (for convenient reference, numbered as Unit No. 2430) Building No. 84 now or hereafter constructed in said Block, said building located substantially as shown on the Area Plat Plan thereof filed for record in the Office of the Clerk and Recorder of the City and County of Denver, Colorado, on the 9th day of August, 1971 in Condominium Plat Book 2 at Page 9.

Parcel III:

An undivided 1/48th interest in and to the apartment building, equipment therein installed and appurtenant thereto within which the above described space or area is located.

Together with:

- (1) The exclusive right to use and occupy Parking Stall No. 204 in Parking Lot No. UP-26 in said Block, 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, without right of grantee herein to enclose said balcony or otherwise alter the same without the consent of the Windsor Management Company or its successor Board of Managers.
- (3) A right of way, in common with others, for ingress and egress to and from the property above described.
- (4) The right to use the stairs, halls, passage ways and other common areas in the apartment building described in Parcel II above in common with other owners of such building, including their agents, servants, employees and invitees.
- (5) The right to use common areas in said Block in common with other owners of space or areas in apartment buildings now or hereafter constructed in said Block, except the use of the common areas located in buildings other than that described in Parcel II above, including their agents, servants, employees and invitees.

City and County of Denver, State of Colorado.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000078 To Whom It May Concern: On 2/21/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: GERALDINE PASSMORE Original Beneficiary: LONG BEACH MORTGAGE COMPANY Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2004-1, ASSET-BACKED CERTIFICATES, SERIES 2004-1 Date of Deed of Trust (DOT): 7/11/2003 Recorded Date of DOT: 7/23/2003 Reception No. of DOT: 2003150981 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$163,500.00 Outstanding Principal Amount as of the date hereof: \$140,035.22 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 27, BLOCK 2, GREEN VALLEY RANCH FILING NO. 7, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 20971 E 42ND AVENUE, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 20, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/26/2024 Last Publication: 5/24/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/16/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 20-023991

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000086 To Whom It May Concern: On 2/28/2024 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: ESSIE D. BURRELL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR OPEN MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PHH MORTGAGE CORPORATION Date of Deed of Trust (DOT): 6/09/2020 Recorded Date of DOT: 6/18/2020 Reception No. of DOT: 2020082824 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$556,500.00 Outstanding Principal Amount as of the date hereof: \$335,156.74 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: DEATH OF ALL NAMED MORTGAGORS UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 3605 N MILWAUKEE STREET, DENVER, CO 80205

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 27, 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: 5/03/2024 Last Publication: 5/31/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/23/2024 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-24-985029-LL

LEGAL DESCRIPTION - EXHIBIT A

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

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO: LOTS 16 AND 17, BLOCK 6, CHARLOTTE MCKEE'S ADDITION TO DENVER, ACCORDING TO RECORDED PLAT THEREOF, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON. FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 02252-16-007-000; SOURCE OF TITLE IS BOOK 1262, PAGE 615 (RECORDED 06/11/76) PARCEL ID 0225216007000

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000083 To Whom It May Concern: On 2/21/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LUCILLE FANCHER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR UNITED WHOLESALE MORTGAGE Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 3/04/2019 Recorded Date of DOT: 3/04/2019 Reception No. of DOT: 2019025126 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$110,000.00 Outstanding Principal Amount as of the date hereof: \$103,802.12 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT NO. 171, PEBBLE CREEK CONDOMINIUMS, A CONDOMINIUM IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED ON AUGUST 3, 1979 IN BOOK 1976 AT PAGE 421 AND AMENDMENT RECORDED ON JANUARY 28, 1980 IN BOOK 2096 AT PAGE 46 AND THE CONDOMINIUM MAP RECORDED JANUARY 28, 1980 IN BOOK 15 AT PAGES 68-92, OF THE CITY AND COUNTY OF DENVER RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3550 S HARLAN ST, #171, DENVER, CO 80235

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 20, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/26/2024 Last Publication: 5/24/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/16/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 000000010053361

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000087 To Whom It May Concern: On 2/26/2024 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: DANA L. SMITH Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SUNTRUST MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SPECIALIZED LOAN SERVICING LLC Date of Deed of Trust (DOT): 12/10/2004 Recorded Date of DOT: 12/17/2004 Reception No.of DOT: 2004255609 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$329,000.00 Outstanding Principal Amount as of the date hereof: \$319,238.62 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 3 AND 4, A.J. BAKER'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 740 CLAYTON STREET, 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 June 27, 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: 5/03/2024 Last Publication: 5/31/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/23/2024 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 #: 24-031890

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C00503, Courtroom: 186

Public Notice is given on May 6, 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 SARAH ELIZABETH FRANKS be changed to ELIZABETH FRANKS WIDOFF.

First Publication: May 10, 2024

Second Publication: May 17, 2024

Third Publication: May 24, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000111 To Whom It May Concern: On 3/07/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: FRANCES BELO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS, INC. Current Holder of Evidence of Debt: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2019-A Date of Deed of Trust (DOT): 8/23/2005 Recorded Date of DOT: 9/13/2005 Reception No.of DOT: 2005154694 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$119,700.00 Outstanding Principal Amount as of the date hereof: \$98,841.05 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 1 AND 2, BLOCK 55, FIRST ADDITION TO SWANSEA, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4260 FILLMORE STREET, DENVER, CO 80216

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 27, 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.

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

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: 5/03/2024 Last Publication: 5/31/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/23/2024 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 #: 000000010020485

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000095 To Whom It May Concern: On 2/28/2024 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: ROBERTO BALBUENA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ON Q FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 3/25/2020 Recorded Date of DOT: 3/31/2020 Reception No. of DOT: 2020045142 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$240,840.00 Outstanding Principal Amount as of the date hereof: \$224,999.03 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 40, BLOCK 31, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5842 CENTRAL PARK BLVD., 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 June 27, 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: 5/03/2024 Last Publication: 5/31/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/23/2024 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 #: 24-031883

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000099 To Whom It May Concern: On 3/04/2024 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: JASON MULLEN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 8/24/2022 Recorded Date of DOT: 8/26/2022 Reception No. of DOT: 2022113599 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$279,837.00 Outstanding Principal Amount as of the date hereof: \$275,975.86 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 NUMBER 204, BUILDING NUMBER 2, OAK PARK CONDOMINIUMS, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF OAK PARK CONDOMINIUMS, RECORDED APRIL 2, 1980 IN BOOK 2133 AT PAGE 357 AND AMENDMENT AND SUPPLEMENT RECORDED OCTOBER 24, 1980 IN BOOK 2256 AT PAGE 506 AND MAP RECORDED ON APRIL 2, 1980 IN BOOK 16 AT PAGE 27, AMENDED JULY 7, 1980 IN BOOK 17 AT PAGE 20, AND AMENDED OCTOBER

24, 1980 IN BOOK 18 AT PAGE 10 AND AMENDED OCTOBER 29, 1980 IN BOOK 18 AT PAGE 16, COUNTY OF DENVER, COLORADO RECORDS, TOGETHER WITH THE RIGHT TO THE EXCLUSIVE USE OF PARKING SPACE NO. 559, GARAGE SPACE NO. (N/A), AND STORAGE LOCKER NO. 11, IN BUILDING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 10150 E VIRGINIA AVE, #2-204, DENVER, CO 80247

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 27, 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: 5/03/2024 Last Publication: 5/31/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/23/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: IDEA LAW GROUP, LLC Denver Registration #: 34682 JENNIFER C ROGERS, 4100 E. MISSISSIPPI AVE., STE 420, DENVER, CO 80246 Phone #: 877-353-2146 Attorney File #: MULLEN/48131404

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000091 To Whom It May Concern: On 2/27/2024 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: DANNIELLE MARIE MUELLER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 10/02/2020 Recorded Date of DOT: 10/07/2020 Reception No. of DOT: 2020164557 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$474,251.00 Outstanding Principal Amount as of the date hereof: \$446,527.27 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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 4, BLOCK 4, HARVEY PARK ADDITION, FILING NO. 16, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4154 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 June 27, 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: 5/03/2024 Last Publication: 5/31/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/23/2024 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 #: 24-031884

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C00430, Division: Civil

Courtroom: Virtual 175

Public Notice is given on May 10, 2024 that a Petition for a Change of Name of a Minor Child has been filed with the Denver County Court.

The Petition requests that the name of JAYDEN GEENSH be changed to JAYDEN DOMINGUEZ.

First Publication: May 17, 2024

Second Publication: May 24, 2024

Third Publication: May 31, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000115 To Whom It May Concern: On 3/14/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SIPIO JOHNSON Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Date of Deed of Trust (DOT): 2/18/2005 Recorded Date of DOT: 3/02/2005 Reception No. of DOT: 2005035001 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$150,000.00 Outstanding Principal Amount as of the date hereof: \$102,669.07 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE THE MONTHLY MORTGAGE PAYMENTS AS REQUIRED BY THE TERMS OF THE NOTE AND DEED OF TRUST. SUCH FAILURE CONSTITUTES A BREACH UNDER THE NOTE AND DEED OF TRUST TRIGGERING THE POWER OF SALE BY THE PUBLIC TRUSTEE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 25 AND 26, BLOCK 3, ELMWOOD PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3201 & 3203 NEWPORT 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 July 11, 2024, Online at <https://www.denver.realestateclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realestateclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/17/2024 Last Publication: 6/14/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/07/2024 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 #: CO230128

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000117 To Whom It May Concern: On 3/14/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JAMES GREENWOOD Original Beneficiary: LONG BEACH MORTGAGE COMPANY Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, N.A. (FORMERLY KNOWN AS FIRST UNION NATIONAL BANK), AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2002-2 Date of Deed of Trust (DOT): 4/23/2002 Recorded Date of DOT: 4/30/2002 Reception No. of DOT: 2002078902 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$118,916.00 Outstanding Principal Amount as of the date hereof: \$139,077.94 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: THE SOUTH 200 FEET OF NORTH 230 FEET OF EAST 1/2 WEST 1/2 NORTHWEST 1/4 NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 68 WEST EXCEPT EAST 30 FEET AND EXCEPT POINT IN WEST 6TH AVENUE TO CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4700 W 6TH AVENUE, 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 July 11, 2024, Online at <https://www.denver.realestateclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realestateclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/17/2024 Last Publication: 6/14/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/07/2024 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 #: 80959

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000101 To Whom It May Concern: On 3/05/2024 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: MARSHALL WILLIAM MIRANDA and ROHINI SAKSENA Original Beneficiary: KEYBANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: KEYBANK, NA Date of Deed of Trust (DOT): 5/20/2014 Recorded Date of DOT: 6/26/2014 Reception No. of DOT: 2014074905 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$200,000.00 Outstanding Principal Amount as of the date hereof: \$302,439.62 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 THE COUNTY OF DENVER AND STATE OF COLORADO, DESCRIBED AS FOLLOWS: LOT 4 AND THE NORTH 1/2 OF LOT 5, BLOCK 19, ROHLFINGS SUBDIVISION, 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. 9900194038, OF THE DENVER COUNTY, COLORADO RECORDS. Which has the address of 1157 COLUMBINE ST, 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 June 27, 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: 5/03/2024 Last Publication: 5/31/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/23/2024 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-24-985923-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000110 To Whom It May Concern: On 3/07/2024 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: SANDRA L. CONNER Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 1/15/2016 Recorded Date of DOT: 2/05/2016 Reception No. of DOT: 2016014210 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$32,800.00 Outstanding Principal Amount as of the date hereof: \$32,800.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: SITUATED IN THE CITY AND COUNTY OF DENVER AND STATE OF COLORADO: LOT 4, BLOCK 9, MONTBELLO NO. 33, 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. 9800098203, OF THE DENVER COUNTY, COLORADO RECORDS. Which has the address of 4695 CRYSTAL ST, DENVER, CO 80239-4907

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 27, 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: 5/03/2024 Last Publication: 5/31/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/23/2024 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 #: CO22787

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000109 To Whom It May Concern: On 3/07/2024 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: 31ST LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: MONTEGRA CAPITAL RESOURCES, LTD., A COLORADO CORPORATION Current Holder of Evidence of Debt:

MONTEGRA CAPITAL RESOURCES, LTD., A COLORADO CORPORATION Date of Deed of Trust (DOT): 10/24/2018 Recorded Date of DOT: 10/26/2018 Reception No. of DOT: 2018139129 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$1,965,000.00 Outstanding Principal Amount as of the date hereof: \$4,000,000.00 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 MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY AND TO PAY THE EVIDENCE OF DEBT WHEN DUE UPON MATURITY.

THEREFORE, THE OWNER OF THE EVIDENCE OF DEBT DECLARES THE ENTIRE INDEBTEDNESS DUE AND PAYABLE IN FULL. 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 HERE TO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1701 31ST STREET, DENVER, COLORADO 80216

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 27, 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: 5/03/2024 Last Publication: 5/31/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/23/2024 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: LAFF GORDON BENNET LOGAN PC Denver Registration #: 15431 EMILY JANE BENNETT, 3200 EAST CHERRY CREEK DRIVE SOUTH, SUITE 200, DENVER, CO 80209-3245 Phone #: 303-740-7200 Attorney File #: 1701 31ST STREET

EXHIBIT A

Legal Description

A PARCEL OF LAND LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST, AND IN BLOCK 87 CASE & EBERT'S ADDITION, AND VACATED WYNKOOP ST. ADJACENT THERETO, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF 31ST STREET, WHICH IS 256.7 FEET SOUTHEASTERLY FROM THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF 31ST STREET AND THE SOUTHEASTERLY LINE OF BRIGHTON BOULEVARD; THENCE SOUTH 45°08' E, ALONG THE

Intermountain Jewish News
Legal Notices, May 24, 2024
www.ijn.com/legal-notice

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NORTHEASTERLY LINE OF 31ST STREET A DISTANCE OF 89.3 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF VACATED WYNKOOP STREET; THENCE N 45°0' E ALONG THE SOUTHEASTERLY LINE OF VACATED WYNKOOP STREET A DISTANCE OF 265.63 FEET; THENCE N 45°07' W A DISTANCE OF 90.0 FEET; THENCE S 46°19' W A DISTANCE OF 200.08 FEET; THENCE S 40°22' W A DISTANCE OF 65.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING also known as 1701 31st Street, Denver, Colorado 80216