

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

Denver Probate Court

Case Number: 2024PR30461

NOTICE TO CREDITORS

In the Matter of the Estate of

PEGGY JANE HARRIS aka PEGGY J. HARRIS aka PEGGY HARRIS, 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 or on or before September 3, 2024, or the claims may be forever barred.

James Patrick Harris
Personal Representative
7334 Coronado Ct.
Boulder, CO 80303

Kevin S. Lazar, Esq.: #37871
Attorney for the Personal Representative

Lazar Law, LLC

3900 East Mexico Ave., Suite 300

Denver, CO 80210

Phone Number: 303-912-9874

FAX Number: 303-927-0809

E-mail: Kevin@lazar-law.com

First Publication: May 3, 2024

Second Publication: May 10, 2024

Third Publication: May 17, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2024PR30442

In the Matter of the Estate of

NANCY CONSTAN STATHOPULOS, also known as ATHANASEA NANCY CONSTAN STATHOPULOS, also known as ATHANASEA CONSTAN STATHOPULOS, also known as NANCY STATHOPULOS, also known as NANCY C. STATHOPULOS, 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 3, 2024, or the claims may be forever barred.

Andrew Stathopoulos, Esq., Atty. Reg #: 15251

Attorney for the Personal Representative

Illumine Legal LLC

8055 E. Tufts Ave., Suite 1350

Denver, CO 80237

Phone Number: 303:228-2241

FAX Number: 720-815-0070

Email: andy@illumine.legal

First Publication: May 3, 2024

Second Publication: May 10, 2024

Third Publication: May 17, 2024

Published: Intermountain Jewish News

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. 2024-000076 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

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 #
2013 Subaru Forester	462818
2000 Ford F550 Motorhome	A12371
2003 Mercury Sable	603894

Date of Publication: May 3, 2024

Published: Intermountain Jewish News

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

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000063 To Whom It May Concern: On 2/08/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JAMES B. ORSULAK Original Beneficiary: CANVAS CREDIT UNION Current Holder of Evidence of Debt: CANVAS CREDIT UNION Date of Deed of Trust (DOT): 9/23/2022 Recorded Date of DOT: 10/17/2022 Reception No. of DOT: 2022131323 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$143,000.00 Outstanding Principal Amount as of the date hereof: \$142,286.63 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: LOT 9, 10 AND 11, BLOCK 3, BELL PARK, EXCEPT THE REAR 8 FEET THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 2250 LEYDEN STREET, DENVER, CO 80207

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 6, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/12/2024 Last Publication: 5/10/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/02/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-031692

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

District Court, Clear Creek County

Case No. 24PR30006

In the Matter of the Estate of

RICHARD RALF DOUGHERTY, Deceased.

Intermountain Jewish News

Legal Notices, May 3, 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 District Court of Clear Creek County, Colorado on or before September 3, 2024, or the claims may be forever barred.

DORA BROWN
Personal Representative
c/o Leonard Berenato
1626 N Washington Street
Denver, CO 80203

LEONARD BERENATO, Esq. Atty. Reg. #: 13693

Attorney for the Personal Representative

1626 N Washington Street
Denver, CO 80203

Telephone Number: (303) 831-1669

Fax Number: (303) 832-4515

Email: lberenato@1626washingtonlaw.com

First Publication: May 3, 2024

Second Publication: May 10, 2024

Third Publication: May 17, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case Number: 2024PR221

NOTICE TO CREDITORS

In the Matter of the Estate of

DIANE M. CROCE, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to Aaron M. Burton, Attorney for the Personal Representative, 1099 18th Street Suite 2600, Denver, CO 80202 or the Denver Probate Court of the City and County of Denver, Colorado on or before four (4) months from the date of the first publication or the claims may be forever barred.

AARON M. BURTON, Esq. (#50865)

Attorney for the Personal Representative

Robinson Waters ODoriso P.C.

1099 18th Street, Suite 2600

Denver, CO 80202

(303) 297-2600 Voice

(303) 297-2750 Facsimile

aburton@rwolaw.com

First Publication: May 3, 2024

Second Publication: May 10, 2024

Third Publication: May 17, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000065 To Whom It May Concern: On 2/09/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JANEL ANN WILSON and JEANETTE WILSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC. Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 12/17/2019 Recorded Date of DOT: 12/20/2019 Reception No. of DOT: 2019178746 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$354,461.00 Outstanding Principal Amount as of the date hereof: \$326,946.57 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

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

ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 4224 FLANDERS STREET, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 13, 2024, Online at <https://www.denver.real-foreclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying 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.real-foreclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/19/2024 Last Publication: 5/17/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/09/2024 Paul Lopez Denver County Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 23CO00161-2

LEGAL DESCRIPTION

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

More particularly described as follows:

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

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
2011 Chevy Tahoe	212582
2005 Chrysler 300	663233
2005 Volvo V70	517923
2001 Honda Accord	081849
2008 Toyota Sienna	150386

Date of Publication: May 3, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case Number: 2024PR30281

In the Matter of the Estate of

ELIZABETH ALICE SATRIANO

(AKA ELIZABETH DALTON), Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the Denver Probate Court of the City and County of Denver, Colorado on or before August 26, 2024, or the claims may be forever barred.

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

John A.M. Ferguson Jr. #53263

Attorney for Art Evans

John Ferguson PLC

1999 Broadway Ste 770

Denver CO 80202

720-593-9202

john@johnfergusonplc.com

First Publication: April 26, 2024

Second Publication: May 3, 2024

Third Publication: May 10, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

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.

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

Denver Probate Court

Case No. 2024PR30362, Division: 3

In the Matter of the Estate of

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

All persons having claims against the above-named estate are required to present them to the personal representative or to Charles H. Jacobs, Attorney for Personal Representative, 950 S. Cherry Street, Suite 300,

Intermountain Jewish News

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Denver, Colorado, 80246, or the Denver Probate Court of the City and County of Denver, Colorado on or before September 3, 2024, or the claims may be forever barred.

Charles H. Jacobs, #1919

Attorney for the Personal Representative

Lohf Shaiman Jacobs PC

950 S. Cherry Street, Ste. 300,

Denver, CO 80246

Phone No: 303-753-9000

Fax No: 303-753-9997

Email: cjacobs@lohshaiman.com

First Publication: April 19, 2024

Second Publication: April 26, 2024

Third Publication: May 3, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2024PR030310

In the Matter of the Estate of

BARBARA JEAN BUGARIN, Deceased.

All persons having claims against the above named estate are required to present them to the personal representative or to Denver Probate Court of the City and County of Denver, Colorado on or before August 26, 2024, or the claims may be forever barred.

Jodina Widhalm

Personal Representative

c/o Lori L. Kalata, Esq.

Foster Graham Milstein & Calisher, LLP

360 S. Garfield St., 6th Floor

Denver, Colorado 80209

(303) 333-9810

lkalata@fostergraham.com

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

Attorney for the Personal Representative

Foster Graham Milstein & Calisher, LLP

360 S. Garfield Street, 6th Floor

Denver, Colorado 80209

Phone Number: 303-333-9810

FAX Number: 303-333-9786

Email: lkalata@fostergraham.com

First Publication: April 26, 2024

Second Publication: May 3, 2024

Third Publication: May 10, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2024PR030239

In the Matter of the Estate of

MARYLEE K. LOTH, Deceased.

All persons having claims against the above named estate are required to present them to the personal representative or to Denver Probate Court of the City and County of Denver, Colorado on or before August 26, 2024, or the claims may be forever barred.

John Patrick Loth

Personal Representative

c/o Lori L. Kalata, Esq.

Foster Graham Milstein & Calisher, LLP

360 S. Garfield St., 6th Floor

Denver, Colorado 80209

(303) 333-9810

lkalata@fostergraham.com

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

Attorney for the Personal Representative

Foster Graham Milstein & Calisher, LLP

360 S. Garfield Street, 6th Floor

Denver, Colorado 80209

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Email: lkalata@fostergraham.com

First Publication: April 26, 2024

Second Publication: May 3, 2024

Intermountain Jewish News

Legal Notices, May 3, 2024

www.ijn.com/legal-notice

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

Third Publication: May 10, 2024

Published: Intermountain Jewish News

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

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

Denver Probate Court

Case No. 2024PR030375

In the Matter of the Estate of

TORAN HAYES, Deceased.

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

Wayne E. Vaden, Esq. (#21026)

Sydney C. Merrell, Esq. (#57396)

Attorneys for the Personal Representative

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B

Denver, CO 80239

(303) 377-2933 Voice

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

First Publication: April 26, 2024

Second Publication: May 3, 2024

Third Publication: May 10, 2024

Published: Intermountain Jewish News

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

District Court, Adams County

Case No. 2023PR459, Division T1

In the Matter of the Estate of

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

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

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

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Christopher Turner,
Public Administrator, 17th Judicial District
Personal Representative
1760 Gaylord Street
Denver, CO 80206
Christopher Turner, #43245
Public Administrator
GANTENBEIN LAW FIRM LLC
1760 Gaylord Street
Denver, CO 80206
Phone (303) 618-2122
Fax 720-442-8051
christopher@gantenbeinlaw.com
First Publication: April 19, 2024
Second Publication: April 26, 2024
Third Publication: May 3, 2024
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000105 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: SILVIANA ROBINSON and DENISE VILLALOBOS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR NEST HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 6/25/2019 Recorded Date of DOT: 7/08/2019 Reception No. of DOT: 2019087395 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$334,842.00 Outstanding Principal Amount as of the date hereof:

\$232,257.97 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 THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 20000 E 40TH AVENUE UNIT 3, 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 27, 2024, Online at <https://www.denver.real-foreclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying 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.real-foreclose.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 #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-031577

Legal Description

A PORTION OF LOT 2, GREEN VALLEY RANCH FILING NO. 72, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2017137551 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE SOUTH LINE OF LOT 2, GREEN VALLEY RANCH FILING NO. 72, BEARING NORTH 90°00'00" WEST, AS SHOWN THEREON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 90°00'00" WEST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 30.27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 64.50 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 90°00'00" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 19.98 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 64.50 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 90°00'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 19.98 FEET TO THE POINT OF BEGINNING. CITY AND COUNTY OF DENVER, STATE OF COLORADO. ACCORDING TO

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Legal Notices, May 3, 2024

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DENVER ASSESSOR'S PARCEL RECONFIGURATION FORM RECORDED JANUARY 9, 2019 AT RECEPTION NO. 2019003085.

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24CV44, Courtroom: 316

Public Notice is given on January 19, 2024 that a Petition for a Change of Name of a Minor Child has been filed with the DENVER DISTRICT Court.

The Petition requests that the name of jocelyne avianna lucero be changed to JOCELYNE AVIANNA ALIREZ-LUCERO.

NIKOLAUS VON ZENDER, Clerk of the Court

First Publication: May 3, 2024

Second Publication: May 10, 2024

Third Publication: May 17, 2024

Published: Intermountain Jewish News

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 OF PETITION FOR CHANGE OF NAME

Case No. 24CV46, Courtroom: 316

Public Notice is given on January 19, 2024 that a Petition for a Change of Name of a Minor Child has been filed with the DENVER DISTRICT Court.

The Petition requests that the name of NAYELI JEANNENE LUCERO be changed to NAYELI JEANNENE ALIREZ-LUCERO.

NIKOLAUS VON ZENDER, Clerk of the Court

First Publication: May 3, 2024

Second Publication: May 10, 2024

Third Publication: May 17, 2024

Published: Intermountain Jewish News

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

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 #
2006 Volkswagen GTI	080704
2007 Ford Explorer	A98235
1998 Chevrolet Tahoe	368009
2014 Hyundai Tucson	850586
2004 Honda Civic	601708
2005 Lincoln Navigator	J12619
2012 Hyundai Sonata	469106
2011 Nissan Rogue	265383
2012 Jeep Grand Cherokee	124789

Date of Publication: May 3, 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: 05/03/2024:

STOCK	YEAR	MAKE/MODEL	VIN
334827	2005	Acura RL	003762
335259	2006	Acura TSX	001516
335398	2022	Audi S4 Premium	041154
335415	2008	Audi Q7	043704
334931	1994	Buick Century	466136
335411	2010	Cadillac STS	140408
334964	1998	Chevrolet Tahoe	116627
335200	1991	Chevrolet Astro Van	104605
335235	2017	Chevrolet Equinox LS	271104
335288	2010	Chevrolet Malibu	189433
335291	1999	Chevrolet Prizm/LSI	419534
335356	2004	Chevrolet Cavalier	302166
335461	2002	Chevrolet Avalanche K1500	240699
335469	2005	Chevrolet Impala LS	332048
335509	2010	Chevrolet Malibu 1LT	195948
335164	2000	Dodge Dakota	710728
335189	2004	Dodge Neon	646051
335201	2005	Dodge Grand Caravan	420644
334705	2011	Ford Fiesta SE	118764
334930	2012	Ford Focus SE	430717

334949	2005	Ford Freestyle	A76742	
335102	2000	Ford Focus ZX3	133316	
335202	1998	Ford Mustang	247085	
335245	2011	Ford Taurus SEL	183284	
335387	1997	Ford Taurus G	274084	
335421	2010	Ford Fusion	373095	
335519	2006	Ford Explorer	B03777	
335516	2012	Ford Focus	227451	
335531	2004	Harley Davidson	FLHRS Road King Custom	740579
334912	2018	Honda HR-V	721654	
335025	1995	Honda PC800	300328	
335335	1995	Honda Civic EX	500245	
335286	2000	Jeep Cherokee	164475	
335247	2006	Jeep Cherokee LAR/COL/FR		109149
335399	2012	Jeep Wrangler	135551	
335450	1987	Jeep Cherokee	092282	
335535	2005	Jeep Grand Cherokee		527807
335113	1998	Lexus Gs	009131	
335237	2001	Lincoln Continental		646136
335272	1998	Magnum Boat Trailer W/Glastron Boat		225510
334834	2010	Nissan Murano	000879	
334905	2000	Nissan Maxima	215945	
334965	2007	Nissan Maxima	824190	
335525	2004	Nissan Sentra	479869	
329149	2000	Oldsmobile Alero	432351	
334847	2008	Pontiac G6 GT	129826	
334935	2007	Pontiac G6/SE	227939	
334828	1999	Steury Pop up camper	XXXX	
334835	1993	Subaru Legacy Sport		605379
335072	2005	Subaru Legacy	205736	
335290	2011	Toyota Corolla	090221	
335502	2018	Toyota Corolla L/LE/XLE/SE/XSE		034268
335422	2003	Volswagen Jetta GL		036164
335026	1981	Yamaha SECA	118486	
332599	2008	Chrysler Sebring	641640	

Date of Publication: May 3, 2024

Published: Intermountain Jewish News

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. 2024-000096 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.

HEREFORE, 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. 2024-000110 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. 2024-000101 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. 2024-000111 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. 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. 2024-000099 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

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. 2024-000112 To Whom It May Concern: On 3/08/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOSEPH M LUDVIGSEN and VIRGINIA LUDVIGSEN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt:

COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 9/12/2022 Recorded Date of DOT: 9/23/2022 Reception No.of DOT: 2022124437 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$274,928.00 Outstanding Principal Amount as of the date hereof: \$273,143.72 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 10150 E VIRGINIA AVE 9-202, 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 #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-031948

LEGAL DESCRIPTION

CONDOMINIUM UNIT 202, BUILDING 9, 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 APRIL 2, 1980 IN BOOK 16 AT PAGE 27, AND 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. TOGETHER WITH THE RIGHT TO THE EXCLUSIVE USE OF PARKING SPACE(S) NO. 187 AND 189, GARAGE SPACE NO. NA AND STORAGE LOCKER NO. NA, IN BUILDING NO. 9, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Klaus' Towing abandoned vehicle sale: Address: 3880 Wabash Street, Colorado Springs, Colorado, 80906, Phone: (719) 391-0600. **Sale Date: 05/03/2024:

STOCK	YEAR	MAKE/MODEL	VIN
335534	2000	Chevrolet Blazer	254631
335382	2011	Chrysler 300	614345
334745	2004	Dodge Dakota	680090
335183	2007	Dodge Caliber	100930
335414	2000	Ford Explorer	A62643
334830	2005	Honda VTX1300	103152
334822	1994	Jayco Sportster Trailer	PH0082
334945	1999	Jeep Grand Cherokee	705975
335292	2006	Lincoln Navigator	J22697
335203	2000	Nissan Xterra	544381
334948	2005	Forest River Salem Camper	007685
335412	1997	Toyota Camry	921633
334842	1984	Road Ranger Camp Trailer	180007

Intermountain Jewish News

Legal Notices, May 3, 2024

www.ijn.com/legal-notice

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

Date of Publication: May 3, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case Number: 2024PR30420

NOTICE TO CREDITORS

In the Matter of the Estate of

JOHNNIE SMITH, JR. a/k/a JOHNNIE SMITH, 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 or on or before September 3, 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 3, 2024

Second Publication: May 10, 2024

Third Publication: May 17, 2024

Published: Intermountain Jewish News

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

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

As Rendered to the Commissioner of Insurance

COPIC INSURANCE COMPANY

NAIC Number 11860

7351 E. Lowry Blvd., Suite 400

Denver, CO 80230

Assets \$663,366,353.77

Liabilities \$382,327,797.98

Capital and Surplus/Policyholder Surplus \$281,038,555.79

DIVISION OF INSURANCE

CERTIFICATE OF AUTHORITY

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the

COPIC INSURANCE COMPANY

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

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

MICHAEL CONWAY

Commissioner of Insurance

First Publication: April 12, 2024

Last Publication: May 3, 2024

Published: Intermountain Jewish News

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

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

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

Denver Probate Court

Case No. 2024PR30399

In the Matter of the Estate of WILLIAM DURAND EPPLER, a/k/a WILLIAM D. EPPLER, a/k/a WILLIAM EPPLER, a/k/a W. DURAND EPPLER, and a/k/a RANDY EPPLER, Deceased.

All persons having claims against the above named estate are required to present them to the personal representative or to the Denver Probate Court of the City and County of Denver, Colorado on or before August 26, 2024, or the claims may be forever barred.

Jean N. Scandlyn
Personal Representative
c/o Kathleen M. Johnson, Esq.
Sherman & Howard L.L.C.
675 Fifteenth Street, Ste. 2300
Denver, Colorado 80202

Kathleen M. Johnson, Esq. #39585
Ashlyn N. Fiscus, Esq. #55310
Attorneys for the Personal Representative
Sherman & Howard L.L.C.
675 Fifteenth Street, Ste. 2300
Denver, Colorado 80202
Phone Number: (303) 297-2900
FAX Number: (303) 298-0940
E-mails: kjohnson@shermanhoward.com,
afiscus@shermanhoward.com
First Publication: April 26, 2024
Second Publication: May 3, 2024
Third Publication: May 10, 2024
Published: Intermountain Jewish News

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

District Court, Adams County

Case Number: 2024PR030262

NOTICE TO CREDITORS

In the Matter of the Estate of

JORGE HUITRON aka GEORGE HUITRON aka JORGE A. HUITRON aka JORGE ARMANDO HUITRON aka GEORGE H. HUITRON and GEORGE HERMAN HUITRON, Deceased.

Intermountain Jewish News

Legal Notices, May 3, 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 District Court of Adams, County, Colorado or on or before September 3, 2024, or the claims may be forever barred.

SUSANA. HUITRON
Personal Representative
13856 Harrison Dr.
Thornton, CO 80602

DAVID WORSTELL, Esq. #6492
Attorney for the Personal Representative
1626 N. Washington St.
Denver, CO 80203
Phone: (303) 832-8225
Fax: (303) 832-4515
Email: davidworstell@gmail.com
amartinez@1626washingtonlaw.com
First Publication: May 3, 2024
Second Publication: May 10, 2024
Third Publication: May 17, 2024
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000092 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: MATTHEW ADAM MONTEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: MIDFIRSTBANK Date of Deed of Trust (DOT): 4/27/2017 Recorded Date of DOT: 4/28/2017 Reception No.of DOT: 2017056569 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$456,577.00 Outstanding Principal Amount as of the date hereof: \$451,752.02 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

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

Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 4943 LOWELL BOULEVARD 4, 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: 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 #: 24-031876

Legal Description

The land referred to in this document is situated in the State of Colorado, County of Denver, and is described as follows:

ZONE LOT 4, DESCRIBED AS FOLLOWS:

A PART OF LOTS 33 AND 34, BLOCK 97, BERKELEY, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 34; THENCE N89°59'00"W ALONG THE NORTH LINE OF SAID LOT 34, 60.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID ABOVE DESCRIBED COURSE, 19.00 FEET; THENCE S00°00'117"E, 49.98 FEET TO THE SOUTH LINE OF SAID LOT 33; THENCE N89°59'43"E ALONG SAID SOUTH LINE, 19.00 FEET; THENCE N00°00'1.7"W, 49.98 FEET TO THE TRUE POINT OF BEGINNING, AS DESCRIBED IN DECLARATION OF PARTY WALL, CONDITIONS, COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED JANUARY 10, 2017 AT RECEPTION NO. 2017003139.

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24CV45, Courtroom: 316

Public Notice is given on January 19, 2024 that a Petition for a Change of Name of a Minor Child has been filed with the DENVER DISTRICT Court.

The Petition requests that the name of PENELOPE IDELIA LUCERO be changed to PENELOPE IDELIA ALIREZ-LUCERO.

NIKOLAUS VON ZENDER, Clerk of the Court

First Publication: May 3, 2024

Second Publication: May 10, 2024

Third Publication: May 17, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000056 To Whom It May Concern: On 1/31/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CRAIG L. KARN and KRISTIE A. MCDOWELL-KARN Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 11/11/2015 Recorded Date of DOT: 11/20/2015 Reception No.of DOT: 2015162818 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$250,000.00 Outstanding Principal Amount as of the date hereof: \$234,681.75 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

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

Legal Description of the Real Property: THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO: SOUTH ONE-HALF (S 1/2) OF LOT 21, AND ALL OF LOT 22, BLOCK 10, LINCOLN SUBDIVISION CITY AND COUNTY OF DENVER STATE OF COLORADO. Which has the address of 886 S PENNSYLVANIA ST, DENVER, CO 80209

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/05/2024 Last Publication: 5/03/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/26/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L. BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-031426

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000057 To Whom It May Concern: On 1/31/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LARRY PIERCE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR UNIVERSAL LENDING CORPORATION Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 9/14/2021 Recorded Date of DOT: 9/20/2021 Reception No.of DOT: 2021178551 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$267,277.00 Outstanding Principal Amount as of the date hereof: \$256,825.20 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 23, BLOCK 31, STAPLETON FILING NO, 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 9051 E 58TH AVE, DENVER, CO 80238

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

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

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

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

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24CV47, Courtroom: 316

Public Notice is given on January 19, 2024 that a Petition for a Change of Name of a Minor Child has been filed with the DENVER DISTRICT Court.

The Petition requests that the name of ALONZO DIEGO LUCERO be changed to ALONZO DIEGO ALIREZ-LUCERO.

NIKOLAUS VON ZENDER, Clerk of the Court

First Publication: May 3, 2024

Second Publication: May 10, 2024

Third Publication: May 17, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000046 To Whom It May Concern: On 1/26/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: AMY L. FISHER Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 3/21/2014 Recorded Date of DOT: 3/25/2014 Reception No.of DOT: 2014032931 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$544,000.00 Outstanding Principal Amount as of the date hereof: \$429,668.61 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 4 AND 5, EXCEPT THE REAR 8 FEET OF SAID LOTS, BLOCK 36, BLOCK 1 TO 40, BOTH INCLUSIVE, BERKELEY, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4580 WOLFF ST., DENVER, CO 80212

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/05/2024 Last Publication: 5/03/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/26/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 24CO00025-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000082 To Whom It May Concern: On 2/21/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOSE L. SALAZAR GUEVARA and IVAN SALAZAR GUEVARA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 7/02/2020 Recorded Date of DOT: 7/08/2020

Reception No. of DOT: 2020095390 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$341,696.00 Outstanding Principal Amount as of the date hereof: \$319,248.24 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: LOT 19, BLOCK 12, MONTBELLO NO. 15, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 12955 E 55TH AVE, DENVER, CO 80239-6208

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/26/2024 Last Publication: 5/24/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/16/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-031869

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24CV130

Courtroom: 320

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

The Petition requests that the name of ezra

nehemiah tafoya be changed to EZRA

NEHEMIAH ARREOLA-TAFOYA.

Clerk of the Court

First Publication: April 26, 2023

Second Publication: May 3, 2023

Third Publication: May 10, 2023

Published: Intermountain Jewish News

PUBLIC NOTICE

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

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 13, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax

Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

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

PUBLIC NOTICE

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

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

Legal Description of the Real Property: LOT 12, BLOCK 1, GREEN VALLEY RANCH FILING NO. 69, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 18639 E 50TH PLACE, DENVER, CO 80249

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/05/2024 Last Publication: 5/03/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/26/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-031653

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24CV134

Courtroom: 320

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

The Petition requests that the name of jayden

jeremiah tafoya be changed to JAYDEN

JEREMIAH ARREOLA-TAFOYA.

Clerk of the Court

First Publication: April 26, 2023

Second Publication: May 3, 2023

Third Publication: May 10, 2023

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000068 To Whom It May Concern: On 2/12/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: HAROLD R. STUART and NANCY CORCORAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MLD MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: MLD MORTGAGE

INC. DBA THE MONEY STORE Date of Deed of Trust (DOT): 4/13/2018 Recorded Date of DOT: 4/18/2018 Reception No. of DOT: 2018045366 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$269,040.00 Outstanding Principal Amount as of the date hereof: \$277,286.06 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 10, BLOCK 9, GREEN VALLEY RANCH FILING NO. 47, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 21376 EAST 55TH PLACE, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 13, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/19/2024 Last Publication: 5/17/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO22822

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000061 To Whom It May Concern: On 2/08/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: NORTHEAST COMMUNITY HELP CENTER INC, A COLORADO NON-PROFIT CORPORATION Original Beneficiary: CAPITAL FUND I, LLC Current Holder of Evidence of Debt: CAPITAL FUND REIT,LLC Date of Deed of Trust (DOT): 9/01/2022 Recorded Date of DOT: 9/07/2022 Reception No. of DOT: 2022117885 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$375,000.00 Outstanding Principal Amount as of the date hereof: \$375,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 13, BLOCK 10, GREEN VALLEY RANCH, FILING NO. 20, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 19797 E 41ST AVE, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 6, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/12/2024 Last Publication: 5/10/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/02/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 23CO00204-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000062 To Whom It May Concern: On 2/08/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MICHAEL GUY VITRY and BETTY JO VITRY Original

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

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 6, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/12/2024 Last Publication: 5/10/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/02/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO21880

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000054 To Whom It May Concern: On 1/31/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LOREN ANNE CARY Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION ND, A NATIONAL BANKING ASSOCIATION ORGANIZED UNDER THE LAWS OF THE UNITED STATES Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 4/22/2011 Recorded Date of DOT: 5/16/2011 Reception No.of DOT: 2011053812 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$100,000.00 Outstanding Principal Amount as of the date hereof: \$99,314.01 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: SITUATED IN DENVER COUNTY, COLORADO: THE NORTH 20 FEET OF LOT 13 AND THE SOUTH 20 FEET OF LOT 14 EXCEPT THE REAR 8 FEET OF SAID LOTS, BLOCK 9 BROADWAY TERRACE CITY AND COUNTY OF DENVER, STATE OF COLORADO. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE. BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2003193274, OF THE DENVER COUNTY, COLORADO RECORDS. Which has the address of 325 BANNOCK ST, DENVER, COLORADO 80223-1103

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/05/2024 Last Publication: 5/03/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/26/2024 Paul Lopez DENVER

COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-24-973623-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000064 To Whom It May Concern: On 2/09/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LUIS OSCAR PEREZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, AS BENEFICIARY, AS NOMINEE FOR GMAC BANK Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT-V Date of Deed of Trust (DOT): 5/19/2005 Recorded Date of DOT: 6/03/2005 Reception No.of DOT: 2005090880 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$264,239.00 Outstanding Principal Amount as of the date hereof: \$232,310.89 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 1, BLOCK 13, GREEN VALLEY RANCH FILING NO. 40, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 21648 54TH AVENUE, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 13, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/19/2024 Last Publication: 5/17/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 23CO00471-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000045 To Whom It May Concern: On 1/26/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SUZANNE PERSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR THE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-2 Date of Deed of Trust (DOT): 2/09/2007 Recorded Date of DOT: 2/22/2007 Reception No.of DOT: 2007030875 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$100,000.00 Outstanding Principal Amount as of the date hereof: \$89,120.03 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT 604, MOUNTAIN SHADOWS CONDOMINIUMS IN ACCORDANCE WITH THE DECLARATION RECORDED NOVEMBER 16, 1978, IN BOOK 1792 AT PAGE 1, AND CONDOMINIUM MAP RECORDED NOVEMBER 16, 1978, IN CONDOMINIUM MAP BOOK C8 AT PAGE 95 OF THE CITY AND COUNTY OF DENVER RECORDS, AND AMENDMENTS THERETO RECORDED DECEMBER 13, 1978 IN BOOK 9 AT PAGE 16, AND RECORDED MARCH 29, 1979 IN BOOK 11 AT PAGE 23, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE B-18, STORAGE SPACE 115, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 2 ADAMS STREET #604, DENVER, CO 80206

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

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

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

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

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

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24CV43, Courtroom: 316

Public Notice is given on January 19, 2024 that a Petition for a Change of Name of a Minor Child has been filed with the DENVER DISTRICT Court.

The Petition requests that the name of ANNALIA MONIQUE LUCERO be changed to ANNALIA MONIQUE ALIREZ-LUCERO.

NIKOLAUS VON ZENDER, Clerk of the Court

First Publication: May 3, 2024

Second Publication: May 10, 2024

Third Publication: May 17, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000074 To Whom It May Concern: On 2/14/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MELISSA R. SEIB and CHARLES A. PROFFITT Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR U.S. BANK N.A., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 1/09/2009 Recorded Date of DOT: 1/16/2009 Reception No.of DOT: 2009005370 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$145,403.00 Outstanding Principal Amount as of the date hereof: \$111,865.50 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN

The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 10, BLOCK 8, CONCORD FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4513 FAIRPLAY WAY, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 13, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/19/2024 Last Publication: 5/17/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO22867

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000071 To Whom It May Concern: On 2/12/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JAY CALABRESE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 10/16/2012 Recorded Date of DOT: 11/16/2012 Reception No.of DOT: 2012157971 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$105,900.00 Outstanding Principal Amount as of the

date hereof: \$59,019.79 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

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

Legal Description of the Real Property: LOT 5, BLOCK 18, HYDE PARK ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3548 MARION ST, DENVER, CO 80205

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 13, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/19/2024 Last Publication: 5/17/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-031811

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000080 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. 2024-000031 To Whom It May Concern: On 2/01/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: THE THI KIM, QUAN HOANG LAM and LEN THI DUONG Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GUARDIAN

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

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

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

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

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

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

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

Denver Probate Court

Case No. 2024PR30370, Division: 3

In the Matter of the Estate of

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

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

ALAN S. THOMPSON, #20238

Attorney for the Personal Representative

Lohf Shaiman Jacobs PC

950 S. Cherry Street, Ste. 300,

Denver, CO 80246

Phone No: 303-753-9000

Fax No: 303-753-9997

Email: athompson@lohshaiman.com

First Publication: April 19, 2024

Second Publication: April 26, 2024

Third Publication: May 3, 2024

Published: Intermountain Jewish News

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

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

As Rendered to the Commissioner of Insurance
ALESTRI INSURANCE COMPANY

Intermountain Jewish News

Legal Notices, May 3, 2024

www.ijn.com/legal-notice

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

NAIC Number 10942

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

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

DIVISION OF INSURANCE

CERTIFICATE OF AUTHORITY

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the

ALESTRI INSURANCE COMPANY

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

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

MICHAEL CONWAY
Commissioner of Insurance

First Publication: April 12, 2024

Last Publication: May 3, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000109 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 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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000060 To Whom It May Concern: On 2/05/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ARTHUR DAVID BONILLAS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 12/01/2021 Recorded Date of DOT: 12/02/2021 Reception No. of DOT: 2021221662 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$368,206.00 Outstanding Principal Amount as of the date hereof: \$356,421.89 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 7877 E MISSISSIPPI AVENUE, CONDO 1606, DENVER, CO 80247

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 6, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/12/2024 Last Publication: 5/10/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/02/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-031700

LEGAL DESCRIPTION

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

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. 2024-000048 To Whom It May Concern: On 1/29/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MAXINE R MEYER and LALA EASTMAN Original Beneficiary: PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION Current Holder of Evidence of Debt: PNC BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 4/18/2013 Recorded Date of DOT: 5/03/2013 Reception No. of DOT: 2013063299 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$57,739.00 Outstanding Principal Amount as of the date hereof: \$30,843.49 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 705 S CLINTON ST #4A, DENVER, COLORADO 80247

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

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

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

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

EXHIBIT A

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

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

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

(1) THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING STALL NO. 60 IN PARKING LOT NO. 2, IN BLOCK 3, WINDSOR GARDENS EAST, LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN REFERRED TO ABOVE.

(2) THE EXCLUSIVE RIGHT TO USE BALCONIES, AIR-CONDITIONERS OR OTHER APPLIANCES WHICH PROJECT BEYOND THE SPACE OR AREA ABOVE DESCRIBED AND CONTIGUOUS THERETO.

(3) A RIGHT OF WAY, IN COMMON WITH OTHERS, FOR INGRESS AND EGRESS TO AND FROM THE PROPERTY DESCRIBED ABOVE.

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

PUBLIC NOTICE

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

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/05/2024 Last Publication: 5/03/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/26/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 000000010029148

LEGAL DESCRIPTION

PARCEL 13B:

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