

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000166 To Whom It May Concern: On 4/23/2024 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: NONA M. RIVERA Original Beneficiary: HOUSEHOLD FINANCE CORPORATION III Current Holder of Evidence of Debt: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-CABANA SERIES IV TRUST Date of Deed of Trust (DOT): 8/19/2002 Recorded Date of DOT: 8/29/2002 Reception No. of DOT: 2002149887 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$123,332.34 Outstanding Principal Amount as of the date hereof: \$108,135.19 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 17 AND 18, INCLUSIVE, BLOCK 1, BURNS WEST VIEW ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 175 SOUTH ELIOT STREET, DENVER, CO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 22, 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: 6/28/2024 Last Publication: 7/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/18/2024 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 #: 24CO00035-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000171 To Whom It May Concern: On 4/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CHRISTOPHER A. BARBOUR Original Beneficiary: KEY MORTGAGE CORPORATION, LLC. Current Holder of Evidence of Debt: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST Date of Deed of Trust (DOT): 10/08/2003 Recorded Date of DOT: 10/15/2003 Reception No. of DOT: 2003216083 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$265,000.00 Outstanding Principal Amount as of the date hereof: \$139,716.84 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 17, AND THE NORTH 1/2 OF LOT 18, AND THE SOUTH 2 1/2 FEET OF LOT 16, BLOCK 8, FIRST RESUBDIVISION OF BRYN MAWR, CITY AND COUNTY OF DENVER, COLORADO. Which has the address of 765 SOUTH DOWNING STREET, DENVER, COLORADO 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 August 22, 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: 6/28/2024 Last Publication: 7/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/18/2024 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-24-987928-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000165 To Whom It May Concern: On 4/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SUSAN C EVANS Original Beneficiary: BANK OF AMERICA, N.A. Current Holder of Evidence of Debt: BANK OF AMERICA, N.A. Date of Deed of Trust (DOT): 9/20/2013 Recorded Date of DOT: 10/07/2013 Reception No. of DOT: 2013147353 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$35,800.00 Outstanding Principal Amount as of the date hereof: \$28,347.83 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 28, FOUNTAIN COURT, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1060 S PARKER RD APT 28, DENVER, CO 80231

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 August 22, 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: 6/28/2024 Last Publication: 7/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/18/2024 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 #: 24-032204

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

District Court, Arapahoe County

Case No. 24PR30228, Division: 12

In the Matter of the Estate of

CHARLES THOMAS SCHRENK, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Arapahoe, County, Colorado, on or before October 21, 2024, or the claims may be forever barred.

Justin Schrenk

Personal Representative

5800 Highland Plaza Dr., Apt. #367

ST. Louis, MO 63110

Ann C. Kiley, Atty. Reg. #: 28059

Attorney for Personal Representative

Law Office of Ann C. Kiley, P.C.

35 Jersey Street

Denver, CO 80220

Phone Number: 303-909-6474

FAX Number: 303-388-8141

E-mail: annkiley@msn.com

First Publication: June 21, 2024

Second Publication: June 28, 2024

Third Publication: July 5, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2024PR30713

In the Matter of the Estate of

HELEN SONDRASIMMS HARRIS, 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 October 28, 2024, or the claims may be forever barred.

JULIE M. KARAVAS (#45394)

Personal Representative

1123 Spruce Street, Suite 200

Boulder, CO 80302

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

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

Attorneys for the Personal Representative

Karavas & Kranz, P.C.

1123 Spruce Street, Suite 200

Boulder, CO 80302

Phone Number: 720-943-1095

E-mail: julie@jkklegal.com

FAX Number: 308-946-2503

First Publication: June 28, 2024

Second Publication: July 5, 2024

Third Publication: July 12, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2024PR30612

In the Matter of the Estate of

STEPHEN IRA LYMAN, 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 October 28, 2024, or the claims may be forever barred.

JOHN LYMAN

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: June 28, 2024

Second Publication: July 5, 2024

Third Publication: July 12, 2024

Published: Intermountain Jewish News

NOTICE OF SALE BY

ELITE TOWING & RECOVERY

7070 Smith Rd

Denver, Co 80207

720-295-6062

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

YEAR/MAKE/MODEL	VIN #
2002 JEEP LIBERTY	267248
2002 CADILLAC ESCALADE	108182
2013 FORD EXPLORER	C10725
2006 FORD EXPEDITION	A94346
2006 CHEVROLET COBALT	777815
2000 SUZUKI GRAND VITARA	112363
2006 NISSAN QUEST	108366
2011 VOLKSWAGEN JETTA	656117
2009 NISSAN ROGUE	448710
1999 HONDA ACCORD	027498
2015 CHEVROLET EQUINOX	256788
2012 AUDI A5	022900

2015 NISSAN ALTIMA 365234

Date of Publication: June 28, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C00571, Division: Civil

Courtroom: 186

Public Notice is given on 6/24/24 that a Petition for a Change of Name of an Adult has been filed with the Denver County Court.

The Petition requests that the name of CATHARINA TERESIA PRECHT be changed to CATHARINA TERESIA PRECHT RICH.

First Publication: June 28, 2024

Second Publication: July 5, 2024

Third Publication: July 12, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **1ST CLASS TOWING**, PUC: T03441, Address: 10274 S. Dransfeldt Rd., Parker, CO80137, Phone: 303-841-1869.

Year/Make/Model	Vin #
2016 SUBARU CROSSTREK	220159
2020 SUBARU CROSSTREK	245501
2003 SUZUKI GSX-R600	106820
2014 VOLVO VNL	174553
2020 CHEVROLET CAMARO	145135
2007 DODGE RAM	139712
2007 JEEP WRANGLER	202366
2004 PORSCHE CAYENNE	A67111
2007 NISSAN MAXIMA	830009

Date of Publication: June 28, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Klaus' Towing abandoned vehicle sale: Address: 3880 Wabash Street, Colorado Springs, Colorado, 80906, Phone: (719) 391-0600. **Sale Date: **06/28/2024:**

STOCK	YEAR	MAKE/MODEL	VIN
338524	1992	Chevrolet Astro Van	232970
338604	2001	Chevrolet Impala	165265
338615	2001	Chevrolet Malibu LS	109167
338507	2011	Ford Fusion	325282
338527	2018	Subaru Forester	459142
338541	1999	Toyota Camry	208635

Date of Publication: June 28, 2024

Published: Intermountain Jewish News

**NOTICE OF SALE BY
MAXX AUTO RECOVERY**

7070 Smith Rd.

Denver, CO80207

303-295-6353

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

YEAR/MAKE/MODEL	VIN #
2004 FREIGHTLINER M2	N07942
2004 MERCEDES-BENZ S500	400669
2004 CHRYSLER TOWN AND COUNTRY	535576
2003 FORD EXPLORER	A98184
2007 CHEVROLET IMPALA	112931
2012 NISSAN ROGUE	391719

Date of Publication: June 28, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN #
1998 GMC Sierra 1500	515938
2000 Shorelandr Midwest	159838
2008 Ford Edge	A06417

2003 Saturn Vue 813804

2016 Dodge Dart 544179

Date of Publication: June 28, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000178 To Whom It May Concern: On 4/25/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DENVER TEMPLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ROB DENVER, LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: FAIRBRIDGE STRATEGIC CAPITAL LLC, A DELAWARE LIMITED LIABILITY COMPANY Current Holder of Evidence of Debt: FAIRBRIDGE STRATEGIC CAPITAL LLC, A DELAWARE LIMITED LIABILITY COMPANY Date of Deed of Trust (DOT): 1/12/2023 Recorded Date of DOT: 1/13/2023 Reception No.of DOT: 2023003142 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$8,100,000.00 Outstanding Principal Amount as of the date hereof: \$9,103,818.09 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 FOR REASONS INCLUDING, BUT NOT LIMITED TO, GRANTOR'S FAILURE TO PAY THE FULL AMOUNT OF THE INDEBTEDNESS UPON THE MATURITY DATE OF FEBRUARY 1, 2024. 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, 2, 3, 4, 5, 6, 7, 8, 9 AND THE NORTH 1/2 OF LOT 10, BLOCK 35, H.C. BROWN'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1770 SHERMAN STREET, DENVER, CO 80203

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 August 22, 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: 6/28/2024 Last Publication: 7/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/18/2024 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: SENN VISCIANO CANGES PC Denver Registration #: 46821 JEREMY ROTHSTEIN ESQ, 1700 LINCOLN STREET, SUITE 2100, DENVER, CO 80203 Phone #: (303) 298-1122 Attorney File #: DENVER TEMPLE, LLC

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000176 To Whom It May Concern: On 4/23/2024 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: ROBERT KIRK SHALVEY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HIGHLANDS RESIDENTIAL MORTGAGE, LTD Current Holder of Evidence of Debt: FIFTH THIRD BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/16/2021 Recorded Date of DOT: 2/22/2021 Reception No.of DOT: 2021032226 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$386,000.00 Outstanding Principal Amount as of the date hereof: \$363,470.04 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 1, CHERRY STREET TOWNHOMES SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4610 EAST JEWELL AVENUE, DENVER, CO 80222

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 22, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000168 To Whom It May Concern: On 4/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MCFADDEN DEVELOPMENT COMPANY, LLC Original Beneficiary: INDICATE CAPITAL REIT, LLC Current Holder of Evidence of Debt: INDICATE CAPITAL REIT, LLC Date of Deed of Trust (DOT): 4/28/2023 Recorded Date of DOT: 5/03/2023 Reception No. of DOT: 2023040842 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$266,000.00 Outstanding Principal Amount as of the date hereof: \$266,000.00 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 THAT WERE VIOLATED UNDER THE DEBT, THE DEED OF TRUST, OR BOTH, ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED ARE AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE. 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 7255 EAST QUINCY AVENUE, #206, DENVER, CO 80237

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 August 22, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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EXHIBIT A

Description of Property:

Condominium Unit No. 206-27, Eastmoor Park (a Condominium) in accordance with declaration recorded February 21, 1978 in Book 1604 at Page 495, and as amended in Instrument recorded April 27, 1978 in Book 1652 at Page 314 and Condominium Map Filed February 21, 1978 in Book 6 at Page 1 and as amended by Map Filed March 23, 1978 in Book 6 at Page 63 of Denver County records, together with the Exclusive right to use the following Limited Common Elements: Garage Space 3 and Storage Space 3, City and County of Denver, State of Colorado.

For information purposes only: 7255 East Quincy Avenue, #206, Denver, CO 80237 APN/Parcel ID: 07054-23-089-089

Also Known As:

7255 East Quincy Avenue, #206
Denver, CO 80237

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000151 To Whom It May Concern: On 4/09/2024 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: ARIANNE K DOOLEY and JASON P DOOLEY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR M&T MORTGAGE CORPORATION Current Holder of Evidence of Debt: METROPOLITAN LIFE INSURANCE COMPANY Date of Deed of Trust (DOT): 11/10/2005 Recorded Date of DOT: 11/25/2005 Reception No. of DOT: 2005201397 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$176,000.00 Outstanding Principal Amount as of the date hereof: \$163,386.22 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 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 10, BLOCK 13, SUNSET TERRACE NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4331 EAST UTAH PLACE, DENVER, CO 80222

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 8, 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: 6/14/2024 Last Publication: 7/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/04/2024 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 #: 00000010097715

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000163 To Whom It May Concern: On 4/19/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JILL E. WOLFF Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 12/08/2017 Recorded Date of DOT: 12/11/2017 Reception No. of DOT: 2017160955 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$236,700.00 Outstanding Principal Amount as of the date hereof: \$267,314.34 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 31, BLOCK 3, GREEN VALLEY RANCH FILING NO. 12, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 21033 E 45TH 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 August 22, 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: 6/28/2024 Last Publication: 7/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/18/2024 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 #: 28597 HEATHER DEERE, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO22492

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000169 To Whom It May Concern: On 4/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOHN R. MCKOWEN Original Beneficiary: SOUTH WOODS FINANCIAL, LLC Current Holder of Evidence of Debt: SOUTH WOODS FINANCIAL, LLC Date of Deed of Trust (DOT): 11/04/2021 Recorded Date of DOT: 11/09/2021 Reception No. of DOT: 2021209680 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$100,000.00 Outstanding Principal Amount as of the date hereof: \$77,000.00 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 MAKE MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND

OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 335 N. JOSEPHINE 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 August 22, 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: 6/28/2024 Last Publication: 7/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/18/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: FOSTER GRAHAM MILSTEIN & CALISHER LLP Denver Registration #: 26809 ROBERT GRAHAM, 360 SOUTH GARFIELD STREET, 6TH FLOOR, DENVER, CO 80209 Phone #: 3033339810 Fax #: 303-333-9786 Attorney File #: 3351.0024

EXHIBIT A

A parcel of land being a part of Lot 7, Block 33, Harmans Subdivision, located in the Northwest Quarter of Section 12, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Lot 7; thence North 70°41'36" West, a distance of 15.90 feet to the Point of Beginning; thence North 89°58'43" West, a distance of 23.60 feet; thence North 00°01'17" East, a distance of 20.20 feet; Thence North 89°58'43" West a distance of 5.00 feet; thence North 00°01'17" East, a distance of 38.80 feet along the center of a common wall; thence South 89°58'43" East, a distance of 28.60 feet; thence South 00°01'17" West, a distance of 60.00 feet to the Point of Beginning, City and County of Denver, State of Colorado For Information purposes only: 335 N. Josephine St, Denver, CO 80206 APN/Parcel ID: 05122-09-051-000

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000175 To Whom It May Concern: On 4/23/2024 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: DAN J. TERRAZAS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP. Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC Date of Deed of Trust (DOT): 4/30/2008 Recorded Date of DOT: 5/15/2008 Reception No. of DOT: 2008067573 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$174,478.00 Outstanding Principal Amount as of the date hereof: \$98,293.91 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 4, BLOCK 5, SOUTHLAWN GARDENS BEING THE SAME PROPERTY CONVEYED TO DAN J. TERRAZAS BY DEED FROM DAN J. TERRAZAS AND JUANITA I. TERRAZAS RECORDED 10/01/1999 IN DOCUMENT NO. 9900172681, IN THE OFFICE OF THE CLERK AND RECORDER OF DENVER COUNTY, COLORADO. Which has the address of 2784 WESLEY AVENUE, DENVER, CO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 22, 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: 6/28/2024 Last Publication: 7/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/18/2024 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 #: 24CO00113-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000144 To Whom It May Concern: On 4/01/2024 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: ZAC DEBRUN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, ITS SUCESSORS AND ASSIGNS Current Holder of Evidence of Debt: GUILD MORTGAGE COMPANY LLC Date of Deed of Trust (DOT): 12/15/2021 Recorded Date of DOT: 12/16/2021 Reception No.of DOT: 2021229757 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$370,405.00 Outstanding Principal Amount as of the date hereof: \$368,612.61 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 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: THE NORTHERLY 17.70 FEET OF THE SOUTHERLY 71.35 FEET OF LOTS 15 AND 16, BLOCK 3, PEABODYS SUBDIVISION OF BLOCK 3 OF BROADWAY TERRACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 510 CHEROKEE ST, DENVER, CO 80204

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 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: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 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-24-987215-LL

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: **06/28/2024**:

STOCK	YEAR	MAKE/MODEL	VIN
338600	2001	Acura MDX	003210
338637	2004	Buick Rendezvous	504581
338506	2012	Chrysler 200	226852
338590	2011	Chrysler Town and Country	664604
338589	1975	Coachmen Motorhome	W44946
338511	2005	Dodge Grand Caravan	108789
338649	2011	Dodge Nitro	559674
337386	1991	Ford E-350	A72312
338593	2006	Ford F-150	B12818
338631	2004	Ford Expedition	B65085
338652	1998	Ford E-250	B34675
338548	2006	GMC C5500	900026
338648	2006	Mercury Milan	636759
338505	2005	Mitsubishi Galant	063944
338588	1998	Nissan Frontier	370897
338640	2003	Pontiac Grand AM	293189
338627	2015	Toyota Prius c	093183

Date of Publication: June 28, 2024

Published: Intermountain Jewish News

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

District Court, Jefferson County
Case Number: 2024PR30382
In the Matter of the Estate of
CONNIE RAE ISKE, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representatives or to the District Court of Jefferson County, Colorado on or before October 14, 2024, or the claims may be forever barred.

JULIE M. KARAVAS (#45394)

Personal Representative

1123 Spruce Street, Suite 200

Boulder, CO 80302

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

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

Attorneys for the Personal Representative

Karavas & Kranz, P.C.

1123 Spruce Street, Suite 200

Boulder, CO 80302

Phone Number: 720-943-1095

E-mail: thomas@jkklegal.com

FAX Number: 308-946-2503

First Publication: June 14, 2024

Second Publication: June 21, 2024

Third Publication: June 28, 2024

Published: Intermountain Jewish News

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

District Court, Jefferson County

Case Number: 2024PR30593

In the Matter of the Estate of

KIM RENE MEINEKE, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Jefferson County, Colorado on or before October 14, 2024, or the claims may be forever barred.

VERBAL CAILTEUX

Personal Representative

c/o John Ferguson,

1999 Broadway Ste 770

Denver CO 80202

John A.M. Ferguson Jr. #53263

Hold Fast Legal LLC

For Verbal Cailteux

1999 Broadway Ste 770

Denver CO 80202

303-285-1080

John.ferguson@holdfastlegal.com

First Publication: June 14, 2024

Second Publication: June 21, 2024

Third Publication: June 28, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000160 To Whom It May Concern: On 4/15/2024 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: BRITTANY NNOROM Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR W.J. BRADLEY MORTGAGE CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: TOWNE MORTGAGE COMPANY Date of Deed of Trust (DOT): 4/26/2013 Recorded Date of DOT: 5/01/2013 Reception No. of DOT: 2013061813 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$54,003.00 Outstanding Principal Amount as of the date hereof: \$41,508.18 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: 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 NO. 102, BUILDING 7615, WHISPERING PINES WEST CONDOMINIUMS, A CONDOMINIUM IN ACCORDANCE WITH THE DECLARATION RECORDED ON NOVEMBER 6, 1978, IN BOOK 1785 AT PAGE 2, AND AMENDED JANUARY 30, 1979, IN BOOK 1842 AT PAGE 179, AND THE CONDOMINIUM MAP RECORDED ON JANUARY 23, 1979, IN BOOK C10 AT PAGE 1 OF THE CITY AND COUNTY OF DENVER RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 7615 E. QUINCY AVENUE APT 102, DENVER, CO 80237

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 August 15, 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: 6/21/2024 Last Publication: 7/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/11/2024 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 #: CO23008

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
2012 Mazda 2	135789

Date of Publication: June 28, 2024

Published: Intermountain Jewish News

NOTICE OF HEARING WITHOUT APPEARANCE BY PUBLICATION TO INTERESTED PERSONS OF THE DECEDENT

**Weld County Courthouse
Case No. 2024PR030318
In the Matter of the Estate of
debra ruth beechner, Deceased.**

To all interested persons and children of Decedent:

• SHERRY O'BRIAN

A petition has been filed stating that the above decedent died leaving the following property: 213 E Taylor Avenue La Salle, Co 80645.

Property:

Description of Property: LAS 1GS2-18 L18 BLK2 GOODNER SUB 1ST FILING

Location of Property: Weld County, Colorado

The hearing without appearance on the petition will be held at the following time and location:

***** Attendance at this hearing is not required or expected. *****

Date: July 24, 2024

Time: 8:00 Courtroom or Division: 1

**Address: 901 9TH AVENUE GREELEY,
COLORADO 80632**

Note:

Any interested person wishing to object to the petition must file a specific written objection with the court on or before the hearing and must furnish a copy of the objection to the person requesting the court order and the personal representative. JDF 722 (Objection form) is available on the Colorado Judicial Branch website (www.courts.state.co.us). If no objection is filed, the court may take action on the petition without further notice or hearing. If any objection is filed, the objecting party must, within 14 days after filing the objection, contact the court to set the objection for an appearance hearing. Failure to timely set the objection for an appearance hearing as required will result in further action as the court deems appropriate.

Actual distribution of estate assets normally does not occur at the hearing.

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: June 21, 2024

Second Publication: June 28, 2024

Third Publication: July 5, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000138 To Whom It May Concern: On 4/01/2024 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: CAROL WELBORN Original Beneficiary: MORTGAGE PLANNING AND LENDING SPECIALISTS, LTD. Current Holder of Evidence of Debt: WENDOVER FINANCIAL

SERVICES Date of Deed of Trust (DOT): 7/21/2000 Recorded Date of DOT: 8/03/2000 Reception No. of DOT: 2000110589 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$187,500.00 Outstanding Principal Amount as of the date hereof: \$71,416.98 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 2880 SOUTH LOCUST STREET, #702, DENVER, CO 80222

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 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: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 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 #: 24-031951

2024-000138

LEGAL DESCRIPTION

CONDOMINIUM UNIT 702, BUILDING 1, THE PLAZA DE MONACO TOWERS CONDOMINIUMS, PHASE NO. II, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON FEBRUARY 22, 1980, IN BOOK 2110 AT PAGE 76, AND THE FIRST SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PLAZA DE MONACO TOWERS CONDOMINIUMS, PHASE NO. 1 RECORDED ON FEBRUARY 22, 1980, IN BOOK 2110 AT PAGE 118, AND MAP OF THE PLAZA DE MONACO TOWERS CONDOMINIUMS, PHASE NO. 1, RECORDED FEBRUARY 22, 1980 IN BOOK 15 AT PAGE 99 AND MAP OF PLAZA DE MONACO TOWERS CONDOMINIUM, PHASE NO. 2, RECORDED ON FEBRUARY 22, 1980 IN BOOK 15 AT PAGE 102, CITY AND COUNTY OF DENVER, COLORADO RECORDS, TOGETHER WITH THE RIGHT TO THE EXCLUSIVE USE OF PARKING SPACE(S) NO. 50 AND STORAGE LOCKER(S) NO. 17, CITY AND COUNTY OF DENVER, STATE OF COLORADO

NOTICE OF SALE

All individuals interested in the following-described vehicle are hereby notified that their vehicle is to be sold at **Prime Automotive**, Used Auto dealership at 3901 S Broadway Englewood, CO 80113.

Year/Make/Model

Vin #

2021 LAMBORGHINI HURACAN EVO A16825

Date of Publication: June 28, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000133 To Whom It May Concern: On 3/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JAMES F. WALBERT Original Beneficiary: SUNFLOWER BANK, N.A. Current Holder of Evidence of Debt: SUNFLOWER BANK, N.A. Date of Deed of Trust (DOT): 5/27/2021 Recorded Date of DOT: 6/04/2021 Reception No. of DOT: 2021105018 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,527,000.00 Outstanding Principal Amount as of the date hereof: \$1,974,534.45 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 COVENANT VIOLATIONS UNDER THE DEBT OR TRUST DEED OR BOTH, ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED ON, ARE AS FOLLOWS:

FAILURE TO PAY MONTHLY INSTALLMENTS DUE UNDER THE TERMS OF THE DEBT AND FAILURE TO COMPLY WITH OTHER OBLIGATIONS SECURED BY THE TRUST DEED. 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 306, DENVER SQUARE, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED AUGUST 18, 2003, AT RECEPTION NO. 2003172381, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION OF DENVER SQUARE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1699 DOWNING ST, UNIT 306, DENVER, CO 80218

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 25, 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: 5/31/2024 Last Publication: 6/28/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/21/2024 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: OTTESON SHAPIRO LLP Denver Registration #: 13466 LISA K SHIMEL, 7979 E. TUFTS AVENUES, SUITE 1600, DENVER, CO 80237 Phone #: (720) 488-0220 Attorney File #: 2701.040.2

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000158 To Whom It May Concern: On 4/15/2024 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: FIRSTBANK Current Holder of Evidence of Debt: FIRSTBANK Date of Deed of Trust (DOT): 11/02/2017 Recorded Date of DOT: 11/13/2017 Reception No. of DOT: 2017148540 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$32,800.00 Outstanding Principal Amount as of the date hereof: \$17,696.63 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 COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED IS OR ARE AS FOLLOWS: DEFAULT ON PAYMENTS DUE UNDER THE DEBT OR 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: 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 WEST AMHERST AVENUE, 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 August 15, 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: 6/21/2024 Last Publication: 7/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/11/2024 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: LEWIS ROCA ROTHGERBER CHRISTIE LLP Denver Registration #: 40449 TREVOR G BARTEL, 1601 19TH STREET, SUITE 1000, DENVER, CO 80202 Phone #: 303-623-9000 Fax #: 303-623-9222 Attorney File #: 230403-00414

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24CV342, Courtroom: 320

Public Notice is given on 5/03/24 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 EMERY LAILA ROSE DOUGLAS-THOMAS be changed to EMERY LAILA ROSE DOUGLAS-SYLVESTER.

First Publication: June 28, 2024

Second Publication: July 5, 2024

Third Publication: July 12, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000155 To Whom It May Concern: On 4/10/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below

to be recorded in Denver County. Original Grantor: RAFAELA MORALES and MARTIN H. MORALES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR CLARION MORTGAGE CAPITAL, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 5/01/2003 Recorded Date of DOT: 5/26/2003 Reception No. of DOT: 2003102551 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$70,000.00 Outstanding Principal Amount as of the date hereof: \$30,053.53 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 25 AND THE SOUTH 1/3 OF LOT 24, IN THE SUBDIVISION OF LOTS 1&2 AND PART OF LOT 4, BLOCK 8, SUNNYSIDE ADDITION TO THE CITY OF DENVER, STATE OF COLORADO. Which has the address of 3825 QUIVAS ST., DENVER, COLORADO 80211

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 8, 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: 6/14/2024 Last Publication: 7/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/04/2024 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-24-987538-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000156 To Whom It May Concern: On 4/10/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MICHAEL DEAN SPAULDING 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): 9/17/2021 Recorded Date of DOT: 9/17/2021 Reception No. of DOT: 2021178167 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$348,570.00 Outstanding Principal Amount as of the date hereof: \$340,996.29 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 28, BLOCK 13, GUNNISON HEIGHTS, FILING NO. 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1635 S QUIVAS ST, DENVER, CO 80223

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 8, 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: 6/14/2024 Last Publication: 7/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/04/2024 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

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

WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-032150

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

**District Court, Arapahoe County
Case No. 2024PR030652, Division: CLX
In the Matter of the Estate of
MARY L. SCHAFER, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Arapahoe, County, Colorado on or before October 21, 2024, or the claims may be forever barred.

Joseph M. Mattern
Personal Representative
c/o Hackstaff Snow Atkinson & Griess, LLC
5105 DTC Pkwy, Suite 312
Greenwood Village, CO 80111

JOHN T. SNOW, Esq. #34957

TORIE L. HUDDLESTON, Esq. #58540

Attorneys for the Personal Representative

Hackstaff Snow Atkinson & Griess, LLC

5105 DTC Parkway, Ste. 312

Greenwood Village, CO80111

Phone Number: 303.534.4317

FAX Number: 303.534.4309

First Publication: June 21, 2024

Second Publication: June 28, 2024

Third Publication: July 5, 2024

Published: Intermountain Jewish News

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

**District Court, Jefferson County
Case Number: 2024PR30670, Division: 11, Courtroom: 140
In the Matter of the Estate of
EMMA JANE SCOTT, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representatives or to the District Court of Jefferson County, Colorado on or before October 21, 2024, or the claims may be forever barred.

JULIE M. KARAVAS (#45394)
Personal Representative
1123 Spruce Street, Suite 200
Boulder, CO 80302

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

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

Attorneys for the Personal Representative

Karavas & Kranz, P.C.

1123 Spruce Street, Suite 200

Boulder, CO 80302

Phone Number: 720-943-1095

E-mail: julie@jkklegal.com

FAX Number: 308-946-2503

First Publication: June 21, 2024

Second Publication: June 28, 2024

Third Publication: July 5, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000159 To Whom It May Concern: On 4/15/2024 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: IGNACIO AGUERREVERE BAZO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TITAN MUTUAL LENDING INC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SELECT PORTFOLIO SERVICING, INC. Date of Deed of Trust (DOT): 11/19/2020 Recorded Date of DOT: 12/01/2020 Reception No.of DOT: 2020200370 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$225,200.00 Outstanding Principal Amount as of the date hereof: \$212,638.77 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 1020 15TH STREET APT 27K, DENVER, COLORADO 80202-2312

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 August 15, 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: 6/21/2024 Last Publication: 7/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/11/2024 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 #: 24423 HOLLY R SHILLIDAY, 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 Phone #: 8773696122 Attorney File #: CO-24-973771-LL

EXHIBIT A

CONDOMINIUM NO. 27K, AND PARKING UNIT P412, BROOKS TOWER RESIDENCES, A CONDOMINIUM, CITY AND COUNTY OF DENVER, COLORADO IN ACCORDANCE WITH AND SUBJECT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BROOKS TOWER RESIDENCES, A CONDOMINIUM, CITY AND COUNTY OF DENVER, COLORADO, RECORDED ON MAY 23, 1995, AS RECEPTION NO. 9500059593, FIRST AMENDMENT THERETO RECORDED JUNE 26, 1995 AT RECEPTION NO. 9500073943, SECOND AMENDMENT THERETO RECORDED JUNE 6, 1996 AT RECEPTION NO. 9600077693, AND THIRD AMENDMENT THERETO RECORDED JUNE 19, 1996 AT RECEPTION NO. 9600084431, AND FOURTH AMENDMENT THEREOF RECORDED JANUARY 27, 1997 AT RECEPTION NO. 9700010073, AND FIFTH AMENDMENT THERETO RECORDED MAY 8, 1997 AT RECEPTION NO. 9700058225, AND SIXTH AMENDMENT THERETO RECORDED JUNE 18, 1997 AT RECEPTION NO. 9700093475, THE AMENDED MAP RECORDED ON MAY 23, 1995, AS RECEPTION NO. 9500059592, FIRST AMENDMENT TO THE MAP RECORDED JUNE 6, 1996 AT RECEPTION NO. 9600077692, AND SECOND AMENDMENT TO THE MAP RECORDED JUNE 19, 1996 AT RECEPTION NO. 9600084430, AND THIRD AMENDMENT TO THE MAP RECORDED JANUARY 27, 1997 AT RECEPTION NO. 9700010074, AND FOURTH AMENDMENT TO THE MAP RECORDED MAY 8, 1997 AT RECEPTION NO. 9700058226, AND FIFTH AMENDMENT TO THE MAP RECORDED JULY 18, 1997 AT RECEPTION NO. 9700093726, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000146 To Whom It May Concern: On 4/03/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: WILLIAM K. SCHEITLER 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): 10/18/2018 Recorded Date of DOT: 10/25/2018 Reception No. of DOT: 2018138440 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$354,500.00 Outstanding Principal Amount as of the date hereof: \$327,513.32 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 35 TO 38, BLOCK 19, RESUBDIVISION OF PART OF COTTAGE HILL, BLOCK 17, 19, 22, 23 AND LOTS 1 TO 21, INCLUSIVE, BLOCK 20, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3313 YATES STREET, 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 August 1, 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: 6/07/2024 Last

Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 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 #: SCHEITLER/48138581

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000123 To Whom It May Concern: On 4/03/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: YASMIN ABDUL-QADIR Original Beneficiary: NAVY FEDERAL CREDIT UNION Current Holder of Evidence of Debt: NAVY FEDERAL CREDIT UNION Date of Deed of Trust (DOT): 8/24/2021 Recorded Date of DOT: 9/01/2021 Reception No. of DOT: 2021165817 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$279,565.00 Outstanding Principal Amount as of the date hereof: \$270,818.04 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE THE MONTHLY MORTGAGE PAYMENTS AS REQUIRED BY THE TERMS OF THE NOTE AND DEED OF TRUST. SUCH FAILURE CONSTITUTES A BREACH UNDER THE NOTE AND DEED OF TRUST TRIGGERING THE POWER OF SALE BY THE PUBLIC TRUSTEE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT 1207, THE TOWERS AT CHEESMAN PARK CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP RECORDED ON AUGUST 20, 1999 AT RECEPTION NO. 9900147268 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF DENVER, COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR THE TOWERS AT CHEESMAN PARK CONDOMINIUMS RECORDED AUGUST 20, 1999 AT RECEPTION NO. 990147267 IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, Which has the address of 1433 N WILLIAMS ST. APT. 1207, DENVER, CO 80218

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 August 1, 2024, Online at <https://www.denver.realeforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realeforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: THE SAYER LAW GROUP, P.C. Denver Registration #: 46396 MARCELLO G ROJAS, 3600 SOUTH BEELER STREET, SUITE 330, DENVER, CO 80237 Phone #: (303) 353-2965 Attorney File #: CO240019

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000130 To Whom It May Concern: On 3/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: VALERIE J. LEYBA and RICHARD T. NICHOL JR. Original Beneficiary: CLARION MORTGAGE CAPITAL, INC. Current Holder of Evidence of Debt: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2021-2 Date of Deed of Trust (DOT): 2/15/2006 Recorded Date of DOT: 2/21/2006 Reception No. of DOT: 2006030642 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$224,950.00 Outstanding Principal Amount as of the date hereof: \$222,544.24 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 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 25, BLOCK 1, GLENBROOK, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5011 SOUTH IRIS STREET, DENVER, CO 80123

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 25, 2024, Online at <https://www.denver.realeforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax

Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.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: 5/31/2024 Last Publication: 6/28/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/21/2024 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 #: CO22766

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000161 To Whom It May Concern: On 4/15/2024 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: POLLYANNA NORDSTRAND Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CLARION MORTGAGE CAPITAL, INC., A COLORADO CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 8/12/2004 Recorded Date of DOT: 8/30/2004 Reception No. of DOT: 2004180118 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$154,990.00 Outstanding Principal Amount as of the date hereof: \$74,943.29 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 35 AND 36, BLOCK 18, KENSINGTON, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1255 ROSLYN STREET, DENVER, CO 80220

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 15, 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: 6/21/2024 Last Publication: 7/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/11/2024 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 #: CO23075

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000135 To Whom It May Concern: On 3/27/2024 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: KAITLYN DORSEY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION Current Holder of Evidence of Debt: PENNYMAC LOAN SERVICES, LLC Date of Deed of Trust (DOT): 10/06/2020 Recorded Date of DOT: 10/07/2020 Reception No. of DOT: 2020164631 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$552,425.00 Outstanding Principal Amount as of the date hereof: \$519,805.72 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 1, ZIMMERMAN SUBDIVISION SECOND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2355 SOUTH EUDORA STREET, DENVER, CO 80222

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 25, 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: 5/31/2024 Last Publication: 6/28/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/21/2024 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 #: 24CO00120-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000148 To Whom It May Concern: On 4/03/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ZAYNAB SEPAHI Original Beneficiary: PREMIER MEMBERS CU Current Holder of Evidence of Debt: PREMIER MEMBERS CREDIT UNION Date of Deed of Trust (DOT): 5/09/2022 Recorded Date of DOT: 5/13/2022 Reception No. of DOT: 2022065305 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$150,000.00 Outstanding Principal Amount as of the date hereof: \$149,806.75 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: A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE INSTALLMENT PAYMENTS OF PRINCIPAL, INTEREST, TAXES AND/OR INSURANCE AS PROVIDED FOR IN THE DEED OF TRUST AND CREDIT AGREEMENT. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 7 AND THE NORTH 1/2 OF LOT 8, BLOCK 46, FIRST ADDITION TO SWANSEA, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4026 STEELE ST., DENVER, CO 80216-4148

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 August 1, 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: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HOLST & TEHRANI, LLP Denver Registration #: 44076 IMAN TEHRANI, PO BOX 298, 514 KIMBARK ST, LONGMONT, CO 80502-0298 Phone #: (303) 772-6666 Fax #: (303) 772-2822 Attorney File #: 4026 STEELE ST.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000126 To Whom It May Concern: On 3/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOHN C. SCARBOROUGH and KELLY O. SCARBOROUGH Original Beneficiary: SUNFLOWER BANK, N.A. Current Holder of Evidence of Debt: SUNFLOWER BANK, N.A. Date of Deed of Trust (DOT): 5/27/2021 Recorded Date of DOT: 6/04/2021 Reception No. of DOT: 2021105017 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,527,000.00 Outstanding Principal Amount as of the date hereof: \$1,974,534.45 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 COVENANT VIOLATIONS UNDER THE DEBT OR TRUST DEED OR BOTH, ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED ON, ARE AS FOLLOWS: FAILURE TO PAY MONTHLY INSTALLMENTS DUE UNDER THE TERMS OF THE DEBT AND FAILURE TO COMPLY WITH OTHER OBLIGATIONS SECURED BY THE TRUST DEED. 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 44 AND THE NORTH 1/2 OF LOT 43, BLOCK 7, EXPOSITION ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 621 S SHERMAN 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 July 25, 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: 5/31/2024 Last Publication: 6/28/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/21/2024 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: OTTESON SHAPIRO LLP Denver Registration #: 13466 LISA K SHIMEL, 7979 E. TUFTS AVENUES, SUITE 1600, DENVER, CO 80237 Phone #: (720) 488-0220 Attorney File #: 2701.040.1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000145 To Whom It May Concern: On 4/02/2024 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: ANNA LOPEZ and SANDRA LOPEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR ALLY BANK CORP. F/K/A GMAC BANK Current Holder of Evidence of Debt: PHH MORTGAGE CORPORATION Date of Deed of Trust (DOT): 7/29/2010 Recorded Date of DOT: 8/10/2010 Reception No. of DOT: 2010089115 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$255,400.00 Outstanding Principal Amount as of the date hereof: \$227,774.27 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 SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 15, BLOCK 17, BEAR VALLEY WEST, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2996 S UPHAM ST, DENVER, CO 80227-3570

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 August 1, 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: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 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 #: 00000010048247

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000142 To Whom It May Concern: On 3/29/2024 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: MARY J GESTNER, BRUCE A GESTNER and BRUCE M. GESTNER Original Beneficiary: WESTERRA CREDIT UNION Current Holder of Evidence of Debt: WESTERRA CREDIT UNION Date of Deed of Trust (DOT): 2/16/2018 Recorded Date of DOT: 2/21/2018 Reception No. of DOT: 2018019963 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$200,000.00 Outstanding Principal Amount as of the date hereof: \$180,010.49 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: A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST AS FOLLOWS: FAILURE TO PAY INSTALLMENTS OF PRINCIPAL AND INTEREST, TOGETHER WITH 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 9, BLOCK 2, HARVEY PARK ADDITION FILING NO. 14, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 2764 S RALEIGH ST, DENVER, COLORADO 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 August 1, 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: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 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: BROWN DUNNING WALKER FEIN DRUSCH PC Denver Registration #: 10181 NEAL K DUNNING, BROWN DUNNING WALKER FEIN DRUSCH PC, 7995 E PRENTICE AVE, STE 101E, GREENWOOD VILLAGE, CO 80111 Phone #: (303) 329-3363 Attorney File #: 3085-186

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000147 To Whom It May Concern: On 4/03/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JASON D WILLIAMS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR PIVOT LENDING GROUP, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 12/28/2020 Recorded Date of DOT: 1/11/2021 Reception No. of DOT: 2021004168 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$312,000.00 Outstanding Principal Amount as of the date hereof: \$289,611.36 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 26, BLOCK 25, UNIVERSITY HILLS NO. 2, FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2719 S ELM ST, DENVER, COLORADO 80222

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 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: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 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-24-987527-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000167 To Whom It May Concern: On 4/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ARTHUR H. HALE and ROXANNE HALE Original Beneficiary: MERIDIAN HOME LOANS Current Holder of Evidence of Debt: MIDFIRST BANK Date of Deed of Trust (DOT): 9/11/2003 Recorded Date of DOT: 10/07/2003 Reception No. of DOT: 2003210248 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$132,414.00 Outstanding Principal Amount as of the date hereof: \$52,838.92 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 10 AND THE NORTH 1/2 OF LOT 11, EXCEPT THE REAR OR EASTERLY 8 FEET OF SAID LOTS, BLOCK 15, HAYDEN AND DICKINSON'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1616 MAGNOLIA STREET, DENVER, CO 80220

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 22, 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: 6/28/2024 Last Publication: 7/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/18/2024 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 #: 24-032238

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000173 To Whom It May Concern: On 4/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JULIE R PRILLING Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR ENCORE CREDIT CORP. A CALIFORNIA CORPORATION Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2006-HE3 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HE3 Date of Deed of Trust (DOT): 5/02/2006 Recorded Date of DOT: 5/10/2006 Reception No. of DOT: 2006072708 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$168,800.00 Outstanding Principal Amount as of the date hereof: \$130,610.78 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: UNIT NO. 4, CONDOMINIUM, ACCORDING TO THE MAP OF ROMEO BLOCK LOFTS, RECORDED SEPTEMBER 13, 2000 UNDER RECEPTION NO. 2000133673 AND ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED SEPTEMBER 13, 2000 UNDER RECEPTION NO. 2000133674, IN THE OFFICE OF THE CLERK AND RECORDER, CITY AND COUNTY OF DENVER, STATE OF COLORADO STORAGE SPACE NO. 6, AND PARKING SPACE NO. 9 ASSIGNED TO UNIT. Which has the address of 2944 ZUNI STREET UNIT 4, DENVER, CO 80211

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 22, 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: 6/28/2024 Last Publication: 7/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/18/2024 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 #: 00000009919655

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000140 To Whom It May Concern: On 3/29/2024 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: NATASHA Y KUCHIK and YURIY L KUCHIK Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ETHOS LENDING LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PHH MORTGAGE CORPORATION Date of Deed of Trust (DOT): 3/16/2018 Recorded Date of DOT: 3/19/2018 Reception No. of DOT: 2018032135 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$123,675.00 Outstanding Principal Amount as of the date hereof: \$112,765.06 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 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 8060 E GIRARD AVE UNIT 102, DENVER, CO 80231 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 August 1, 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: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 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 #: 24-032095

2024-000140

LEGAL DESCRIPTION

CONDOMINIUM UNIT NO. 102, HAMPDEN EAST CONDOMINIUM, PHASE III, IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED NOVEMBER 25, 1981 IN BOOK 2190 AT PAGE 190 AND AMENDED JANUARY 11, 1983 IN BOOK 2725 AT PAGE 259 AND MAP RECORDED ON NOVEMBER 25, 1981 IN BOOK 20 AT PAGE 48 OF THE CITY AND COUNTY OF DENVER RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000154 To Whom It May Concern: On 4/10/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JEANETTE PLANEGGER and KEVIN PLANEGGER Original Beneficiary: ANDY FELD AND JULIE FELD 14.89%, KENNETH GOLDBERG DEFINED CONTRIBUTION PLAN 42.555% AND MARC LIPPITT 42.555% Current Holder of Evidence of Debt: ANDY FELD AND JULIE FELD 14.89%, KENNETH GOLDBERG DEFINED CONTRIBUTION PLAN 42.555% AND MARC LIPPITT 42.555% Date of Deed of Trust (DOT): 3/01/2019 Recorded Date of DOT: 3/07/2019 Reception No. of DOT: 2019027383 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$235,000.00 Outstanding Principal Amount as of the date hereof: \$235,000.00 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 MAKE PAYMENTS ON SAID INDEBTEDNESS WHEN THE SAME WERE DUE AND OWING, AND THE LEGAL HOLDER OF THE INDEBTEDNESS HAS ACCELERATED THE SAME AND DECLARED THE SAME IMMEDIATELY FULLY 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 3090 WEST 41ST AVENUE, DENVER, CO 80211

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 8, 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: 6/14/2024 Last Publication: 7/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/04/2024 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: MILLER & LAW, P.C. Denver Registration #: 35960 JENNIFER DUETTRA, 1900 W. LITTLETON BOULEVARD, LITTLETON, CO 80120 Phone #: 303-722-6500 Attorney File #: 3090 WEST 41ST AVENUE

EXHIBIT A

LEGAL DESCRIPTION

LOTS 28 AND 29, BLOCK 4, BOULEVARD HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO Also known by address as 3090 WEST 41ST AVENUE, Denver, CO 80211.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000136 To Whom It May Concern: On 3/29/2024 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: STEELE STREET RE LLC Original Beneficiary: LEAD FUNDING, LLC Current Holder of Evidence of Debt: LEAD FUNDING II, LLC Date of Deed of Trust (DOT): 8/24/2022 Recorded Date of DOT: 8/25/2022 Reception No. of DOT: 2022113364 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$8,000,000.00 Outstanding Principal Amount as of the date hereof: \$8,000,000.00 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 FIRST AMENDMENT TO 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 THROUGH 20, INCLUSIVE, BLOCK 31 PARK AVENUE ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1245 EAST COLFAX AVENUE, DENVER, COLORADO 80218

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 August 1, 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: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/29/2024 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 #: 1245 EAST COLFAX AVENUE

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000125 To Whom It May Concern: On 3/29/2024 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: LUKE JOHNSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR CHERRY CREEK MORTGAGE, LLC Current Holder of Evidence of Debt: PENNYMAC LOAN SERVICES, LLC Date of Deed of Trust (DOT): 10/29/2021 Recorded Date of DOT: 11/02/2021 Reception No. of DOT: 2021205264 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$625,000.00 Outstanding Principal Amount as of the date hereof: \$602,786.25 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 3321 VRAIN 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 August 1, 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: 6/07/2024 Last

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

Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 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 #: 22CO00188-2

LEGAL DESCRIPTION

THAT PART OF LOTS 1 TO 5, INCLUSIVE, BLOCK 11, ELLIS' RESUBDIVISION OF THE NORTH 1/2 OF BLOCK 11, AND OF LOTS 4 TO 12, INCLUSIVE OF BLOCK 7, COTTAGE HILL ADDITION, DESCRIBED ASFOLLOWS: COMMENCING AT A POINT 85 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 11; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID BLOCK 11, 110 1/2 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES 42 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES, 110 1/2 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE NORTH AT RIGHT ANGLES TO PLACE OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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

**District Court, Morgan County
Case No. 2024PR030063, Division: C
In the Matter of the Estate of
ARTHUR A. MAXWELL, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Morgan, County, Colorado on or before October 14, 2024, or the claims may be forever barred.

Kim Maxwell
Personal Representative
19909 County Road M
Fort Morgan, CO 80701
JOHN T. SNOW, Esq. #34957
SEAN D. RAIBLE, Esq. #58340
TORIE L. HUDDLESTON, Esq. #58540
Attorneys for the Personal Representative
Hackstaff Snow Atkinson & Griess, LLC
5105 DTC Parkway, Ste. 312
Greenwood Village, CO 80111
Phone Number: 303.534.4317
FAX Number: 303.534.4309
First Publication: June 14, 2024
Second Publication: June 21, 2024
Third Publication: June 28, 2024
Published: Intermountain Jewish News

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

**District Court, Arapahoe County
Case No. 2024PR30407, Division: 12
In the Matter of the Estate of
FRANCES A. SUNDQUIST, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Arapahoe, County, Colorado on or before October 14, 2024, or the claims may be forever barred.

Nikki Foster
Personal Representative
c/o Caryn McGraw Turner
McGraw Law PLLC
3900 E Mexico Ave, Ste. 300
Denver, Colorado 80210
CARYN MCGRAW TURNER, Atty. Reg #: 55553
Attorney for the Personal Representative
Caryn McGraw Turner, Attorney for Petitioner
McGraw Law PLLC
3900 E Mexico Ave, Ste. 300
Denver, Colorado 80210
Phone Number: 720.314.8419
E-mail: caryn@mcgrawlawpllc.com
First Publication: June 14, 2024
Second Publication: June 21, 2024
Third Publication: June 28, 2024
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000141 To Whom It May Concern: On 4/02/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below

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

to be recorded in Denver County. Original Grantor: SO YOU'RE TELLING ME THERE'S A CHANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY Original Beneficiary: STEARNS BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: STEARNS BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/03/2022 Recorded Date of DOT: 2/07/2022 Reception No. of DOT: 2022017183 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,337,500.00 Outstanding Principal Amount as of the date hereof: \$2,475,469.69 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 5304 E. COLFAX AVE., DENVER, CO 80220-1308

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 August 1, 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: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 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: FAIRFIELD AND WOODS, P.C. Denver Registration #: 52560 CONNER G EVERSOLE, 1801 CALIFORNIA STREET, SUITE 2600, DENVER, CO 80202 Phone #: (303) 830-2400 Attorney File #: 16634.001

LEGAL DESCRIPTION

A tract of land situated in the North 1/2 of Section 6, Township 4 South, Range 67 West of the 6th Principal Meridian, said tract being Plot 73 and the North 25 feet of Plot 74. Block 10 of BELLEVUE, a subdivision recorded In Plat Book 4, at Page 2, more particularly described as follows: Beginning at the most Northwesterly corner of Block 10 of said BELLEVUE subdivision, said point being on the East right-of-way line of Glencoe Street and on the South right-of-way line of East Colfax Avenue, and considering the South right-of-way line of East Colfax to bear North 90°00'00" East, with all bearings contained herein relative thereto; thence along said South right-of-way line of East Colfax Avenue, North 90°00'00" East, 124.86 feet; thence departing said right-of-way line, South 00°10'43" West, 170.56 feet; thence South 89°57'00" West, 124.71 feet to a point, said point being on the East right-of-way line of Glencoe Street; thence along said right-of-way line, North 00°07'36" East, 170.76 feet to the point of beginning, EXCEPT the Easterly 8 feet of said Plots, as described in Ordinance No. 61, Series of 1936, as amended by Ordinance No. 144, Series of 2007, recorded March 30, 2007, at Reception Number 2007050521. AND EXCEPT that portion of Plot 73 conveyed to the City and County of Denver, by Warranty Deed recorded February 21, 2007, at Reception Number 2007029345. AND EXCEPT that portion of Plot 73 conveyed to the City and County of Denver, by Warranty Deed recorded February 21, 2007, at Reception Number 2007029346. TOGETHER WITH that portion of vacated alley adjoining Plot 73, as described in Ordinance No. 144, Series of 2007, recorded March 30, 2007, at Reception Number 2007050521. 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 Jeep Gr Cherokee	649444
2016 Chevy Trax	263141

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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000162 To Whom It May Concern: On 4/16/2024 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: AARON CHIKUMA and KYLE TAWARA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 10/25/2019 Recorded Date of DOT: 10/31/2019 Reception No. of DOT: 2019152078 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$230,000.00 Outstanding Principal Amount as of the date hereof: \$214,103.69 Pursuant to C.R.S. §38-38-101 (4) (i), you are

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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 8952 E 47TH AVE, DENVER, COLORADO 80238-3968

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 August 15, 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: 6/21/2024 Last Publication: 7/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/11/2024 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 #: 24423 HOLLY R SHILLIDAY, 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 Phone #: 8773696122 Attorney File #: CO-24-988395-LL

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1E

A PART OF LOT 1, BLOCK 3, STAPLETON FILING NO. 43, AS RECORDED UNDER RECEPTION NUMBER 2013128139 IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER. LOCATED IN A PART OF THE NORTHEAST QUARTER OF SECTION 21 AND IN A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 3; THENCE NORTH 90 DEGREES 00 MINUTE 00 SECOND EAST, A DISTANCE OF 98.09 FEET ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 3 TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTE 00 SECOND EAST, A DISTANCE OF 33.57 FEET ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 3; THENCE SOUTH 00 DEGREES 00 MINUTE 00 SECOND EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTE 00 SECOND WEST, A DISTANCE OF 33.57 FEET; THENCE NORTH 00 DEGREE 00 MINUTE 00 SECOND EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING CITY AND COUNTY OF DENVER, STATE OF COLORADO

DISTRICT COURT, CITY AND COUNTY OF DENVER, COLORADO
1437 Bannock St.
Denver, CO 80202

Plaintiffs and Judgment Creditors:

Harbor Center, L.L.C., a Colorado limited liability company, **Leroy Industrial LLC**, a Colorado limited liability company, **HMS Family LLC**, a Colorado limited liability company, **Simcore Properties LLC**, a Colorado limited liability company, **Simha Investment Corp.**, a Colorado corporation, **Simha Asset Management Services, Inc.**, a Colorado corporation, and **Hamid Simantob**, an individual
v.

Defendant and Judgment Debtor:

KEALY ROBERTS, aka **SHAUN KEALY ROBERTS**, an individual, **PAUL D, LOPEZ**, in his capacity as the Public Trustee for the City and County of Denver, **America's Mortgage, LLC**, an administratively dissolved Colorado limited liability company, and **TRUIST Bank**, a North Carolina Corporation.

Attorneys for Plaintiffs and Judgment Creditors:

Phillip A. Parrott, #11828
Margaret R. Pflueger, #39780
Lara Gabrys, # 51269
Campbell, Killin, Brittan & Ray, LLC
270 St. Paul Street, Suite 300
Denver, Colorado 80206
Phone: 303-322-3400
pparrott@ckbriaw.com
mpflueger@ckbriaw.com
larbys@ckbriaw.com

Case No.: 2023CV032364
Division: 466

NOTICE OF SHERIFF'S SALE

TO THE ABOVE-NAMED DEFENDANTS, Please take notice:

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Pursuant to the Judgment and Decree of Foreclosure entered on February 1, 2024 in this action, I am ordered to sell the following property encumbered by the Judgment Lien described in the Judgment and Decree of Foreclosure (the "Judgment"):

Regarding: LOTS 44 and 45, BLOCK 2, Broadway Highlands, City and County of Denver, State of Colorado.

Also Known as: 2505 and 2507 South Sherman Street, Denver, Colorado 80210-5725.

Plaintiffs are the judgment creditors in this action and the current owner of the evidence of the judgment against Kealy Roberts, aka Shaun Kealy Roberts, a duly issued transcript of which was recorded in the real property records of the City and County of Denver, creating a lien secured by the property being sold. As of February 22, 2024, the outstanding balance due and owing on such judgment, inclusive of costs and attorneys' fees, is \$2,006,526.97.

I will offer for public sale to the highest bidder, for cash, at public auction, all the right title and interest of the Defendant in the property on August 8, 2024, at 10:00 a.m., at the front steps of the Denver City and County Building, 1437 Bannock Street, Denver, CO 80202.

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

NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM

This is to advise you that a Judgment and Decree of Foreclosure has been entered in this action concerning a Judgment entered in favor of the Judgment Creditors on June 12, 2023 a transcript of which was recorded on June 22, 2023 at Reception NO. 2023057871, of the real estate records of the Clerk and Recorder of the City and County of Denver, Colorado ("Judgment Lien").

The name of the law firm representing the owner of the Judgment Lien being foreclosed is Campbell, Killin, Brittan & Ray, LLC, which is located at 270 St. Paul Street, Suite 200, Denver, Colorado 80206, (303) 322-3400.

The real property that is the subject to this judicial foreclosure and currently encumbered by the Judgment Lien identified in the Judgment and Decree of Foreclosure is located in the City and County of Denver, Colorado, and is described as:

Legal Description: LOTS 44 and 45, BLOCK 2, Broadway Highlands, City and County of Denver, State of Colorado.

Also Known as: 2505 and 2507 South Sherman Street, Denver, Colorado 80210-5725.

Copies of Colorado statutes that may vitally affect your property rights in relation to this proceeding are attached. This proceeding may result in the loss of property in which you have an interest and may create a personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure proceeding.

Intent to cure or redeem, as provided by the attached laws, must be directed to or conducted at the Office of the Sheriff of Arapahoe County, Civil Division (name of county seat?), Colorado.

Dated this 16th day of May, 2024.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

Attorneys for Plaintiffs

Campbell Killin Brittin & Ray, LLC

270 St. Paul Street, Suite 200

Denver, Colorado 80206

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