

NOTICE OF SALE

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

Year/Make/Model	Vin #
2014 Subaru Forester	462818
2001 Dodge Ram	194530
2000 Chevrolet Impala	123167

Date of Publication: June 7, 2024

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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: **06/07/2024**:

STOCK	YEAR	MAKE/MODEL	VIN
338024	1994	Acura Integra	011899
337875	2013	Audi A5	029803
337930	2006	Audi A4	274273
337951	2000	Buick Regal LS	302935
337996	1988	Cadillac Eldorado	620831
337911	2004	Chevrolet Tahoe	170287
337945	2018	Chevrolet Impala	112111
337912	1976	Dodge F40/Sportsman	106438
338017	2012	Ford Escape	C68074
338018	1997	Ford Expedition	B16592
337823	1995	Honda Civic	030819
337822	1997	Honda Accord	104605
337895	2012	Honda Accord	018233
337828	2009	Hyundai Accent	305448
337848	2004	infinity G35	706907
337870	2020	Jeep Cherokee	530861
337960	2004	Kia Sorento	248476
337825	2012	Mercedes-Benz GL4	801830
338008	1988	Oldsmobile Cutlass Calais	204986
337793	2006	Pontiac G6	238371
337903	2005	Subaru Legacy	215990
337937	2002	Toyota Corolla	607070
337953	2005	Toyota Camry	978127
337845	2003	Uhaul Car Dolly	XXXXXX
337818	2004	Volkswagen Passat	021596
337391	1999	SunnyBrook Camper Trailer	K15850

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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
2006 Lincoln Zephyr	629928
1983 Chevy Sportvan	161572
2021 Toyota Highlander	102069
2011 Volkswagen Jetta	029678
2005 KIA Sorento	495271

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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	013579
2015 NISSAN ROUGE	581196
2008 SUBARU OUTBACK	345935

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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. 2024-000140 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.

**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 #	
1971 INTERNATIONAL LOADSTAR 1600	170053	
1990 CHEVROLET P30	317069	
1991 FORD F-150	A38782	
2005 HONDA PILOT	018876	
2009 GMC ACADIA	003688	
2005 CHEVROLET TRAILBLAZER	112777	
2007 MERCURY MONTEGO	606292	
2007 FORD FOCUS	341759	
1999 HONDA ACCORD	015250	
2001 HYUNDAI ELANTRA	021447	

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

**Denver Probate Court
Case Number: 2024PR30586
In the Matter of the Estate of**

SHARON ELAINE WITKIN, a/k/a SHARON E. WITKIN, and a/k/a SHARON WITKIN, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representatives or to the Denver Probate Court of the City and County of Denver, Colorado on or before October 7, 2024, or the claims may be forever barred.

Susan W. Tandler,
AndreA L.W. Tenenbaum
Personal Co-Representatives
c/o Kathleen M. Johnson
Sherman & Howard L.L.C.
675 Fifteenth Street, Ste. 2300
Denver, Colorado 80202

Kathleen M. Johnson (#39585)
Samuel G. Swier (#59957)
Attorneys for the Personal Co-Representatives
Sherman & Howard L.L.C.
675 Fifteenth Street, Ste. 2300
Denver, Colorado 80202
Phone Number: (303) 297-2900
FAX Number: (303) 298-0940
E-mails: kjohnson@shermanhoward.com,
sswier@shermanhoward.com
First Publication: June 7, 2024
Second Publication: June 14, 2024
Third Publication: June 21, 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 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 TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.

District Court, Broomfield County

Case Number: 2024PR30400

In the Matter of the Estate of

Mary Lou Weadley, a/k/a Mary Lou Breniser, aka Mary Weadley, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representatives or to the District Court of Broomfield County, Colorado on or before October 1, 2024, or the claims may be forever barred.

MATTHEW D. WEADLEY

Personal Representative

4220 E. 134th Pl.

Broomfield, Colorado 80020

AMY M. DANNEIL, Esq. Atty. Reg. #: 35942

Attorney for the Personal Representative

Danneil Law, P.C.

2373 Central Park Blvd., Suite 100

Denver, CO 80238

Phone Number: 303-803-1055

E-mail: amy@danneillawpc.com

First Publication: May 31, 2024

Second Publication: June 7, 2024

Third Publication: June 14, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2024PR030568

In the Matter of the Estate of

WINDSOR MARC CURRIN, Deceased.

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

Wayne E. Vaden, Esq. (#21026)

Sydney C. Merrell, Esq. (#57396)

Attorneys for the Personal Representative

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B

Denver, CO 80239

(303) 377-2933 Voice

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

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

Denver Probate Court

Case Number: 2024PR30515

NOTICE TO CREDITORS

In the Matter of the Estate of

RANGARIRAYI MUVAVARIRWA, Deceased.

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

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

Attorney for the Personal Representative

Law Office of Michelle Adams

2373 Central Park Blvd., Suite 100

Denver, CO 80238

Phone Number: (720) 432-9685

E-mail: madams@coloradofamilylegacy.com

First Publication: May 24, 2024

Second Publication: May 31, 2024

Third Publication: June 7, 2024

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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000128 To Whom It May Concern: On 3/21/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: BRADEN BINGHAM Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOME MORTGAGE ALLIANCE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 7/16/2019 Recorded Date of DOT: 7/22/2019 Reception No. of DOT: 2019094373 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$484,000.00 Outstanding Principal Amount as of the date hereof: \$451,982.04 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: PARCEL 9, ACCORDING TO THE PARTY WALL AND UNIT DECLARATION AND THE IMPROVEMENT SURVEY PLAT RECORDED MARCH 15, 2019, AT RECEPTION NO. 2019030381 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO. Which has the address of 3939 INCA STREET, DENVER, CO 80211

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 18, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/24/2024 Last Publication: 6/21/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/14/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder

of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO22581

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 #
2000 Honda Civic	002560
2007 Subaru B9 Tribeca	408196
2016 Dodge Dart	544179
2019 Buick Encore	707880
2007 Saturn Aura	209968
2012 Jeep Grand Cherokee	359590
2011 Hyundai Elantra	058580

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Published: Intermountain Jewish News

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. 2024-000144 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

Public Notice for vehicles to be sold by BEAR ENTERPRISE TOWING

Year/Make/Model	Vin #
1973 Ford F350 Flatbed	Q40106
1992 Chev. Blazer K14	351768

Bear Enterprise Towing

PUC: T-03984

Phone: 720-276-9412

Date of Publication: June 7, 2024

Published: Intermountain Jewish News

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. 2024-000123 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.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: 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.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: 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. 2024-000116 To Whom It May Concern: On 3/14/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ASAP PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: CAPITAL FUND I, LLC Current Holder of Evidence of Debt: CAPITAL FUND REIT, LLC Date of Deed of Trust (DOT): 1/04/2022 Recorded Date of DOT: 1/24/2022 Reception No. of DOT: 2022010317 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$365,000.00 Outstanding Principal Amount as of the date hereof: \$365,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 7 AND 8 IN 5 ACRE BLOCK, P.T. BARNUM'S SUBDIVISION TO THE CITY OF DENVER, ACCORDING TO THE RECORDED,, PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3220 W 8TH AVE, DENVER, CO 80204

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 11, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/17/2024 Last Publication: 6/14/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/07/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 23CO00500-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000135 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. 2024-000147 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. 2024-000126 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. 2023-000202 To Whom It May Concern: On 2/29/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: RL ENTERTAINMENT GROUP, LLC, A LIMITED LIABILITY COMPANY Original Beneficiary: SHOPNECK FAMILY FOUNDATION Current Holder of Evidence of Debt: SHOPNECK FAMILY FOUNDATION Date of Deed of Trust (DOT): 6/22/2021 Recorded Date of DOT: 7/02/2021 Reception No. of DOT: 2021126760 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$455,000.00 Outstanding Principal Amount as of the date hereof: \$454,969.05 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 14 AND 15, BLOCK 14, CHAMBERLIN'S COLFAX ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 2400 NORTH OLIVE STREET, DENVER, CO 80207

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 27, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/10/2024 Last Publication: 6/07/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/30/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: FOSTER GRAHAM MILSTEIN & CALISHER LLP Denver Registration #: 26809 ROBERT GRAHAM, 360 SOUTH GARFIELD STREET, 6TH FLOOR, DENVER, CO 80209 Phone #: 3033339810 Fax #: 303-333-9786 Attorney File #: 24253.0016

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000125 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 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.

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

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

District Court, Jefferson County

Case Number: 2024PR30390

In the Matter of the Estate of

JANET O'CONNOR

(AKA Janet L. O'Connor), 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 7, 2024, or the claims may be forever barred.

Judith temple

Personal Representative

c/o John Ferguson,

1999 Broadway Ste 770

Intermountain Jewish News

Legal Notices, June 7, 2024

www.ijn.com/legal-notice

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

Denver CO 80202
John A.M. Ferguson Jr. #53263
Attorney for Judith Temple
Hold Fast Legal LLC
1999 Broadway Ste 770
Denver CO 80202
720-593-9202
john@holdfastlegal.com
First Publication: June 7, 2024
Second Publication: June 14, 2024
Third Publication: June 21, 2024
Published: Intermountain Jewish News

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

**District Court, Douglas County
Case Number: 2024PR30187, Division: C
In the Matter of the Estate of
ERWIN WINGER, Deceased.**

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Douglas County, Colorado on or before October 7, 2024, or the claims may be forever barred.

Lisa Rademacher
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 770
Denver CO 80202
John A.M. Ferguson Jr. #53263
Attorney for Lisa Rademacher
1999 Broadway Ste 770
Denver CO 80202
303-285-1080
john@holdfastlegal.com
First Publication: June 7, 2024
Second Publication: June 14, 2024
Third Publication: June 21, 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

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C00380, Courtroom: 100

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

The Petition requests that the name of HANNAH GRACE GILBERT be changed to HANNAH GRACE GILDINH.

First Publication: May 24, 2024

Second Publication: May 31, 2024

Third Publication: June 7, 2024

Published: Intermountain Jewish News

DISTRICT COURT, Denver COUNTY, STATE OF COLORADO

CIVIL ACTION NO. 2023CV031014

DIVISION NO. 203

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

Plaintiff, Windsor Gardens Association

v.

Defendants, WG APARTMENT ONE-A LLC et al

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

PARCEL 1:

An undivided 1/96th Interest in and to said block, subject to easements of record.

PARCEL 2:

All of that space or area which lies between the ceiling and the floor, and the walls of Apartment No. 1-A (for convenient reference numbered Unit No. 1093), in Building No. 55, now or hereafter constructed in said Block, said building located substantially as shown on the Area Plat Plan thereof filed for record in the Office of the Clerk and Recorder of the City and County of Denver, Colorado, on the 24th day of November, 1967, in Condominium Plat Book 1 at Page 68.

PARCEL 3:

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

TOGETHER WITH:

1. The exclusive right to use and occupy Parking Stall No. 24 in Parking Lot No. L9 in Block 19, Windsor Gardens East, Filing No. 2, located substantially as shown on the Area Plat Plan thereof, filed for record in the Office of the Clerk and Recorder of the City and County of Denver, Colorado on the 25th day of August, 1967, in Condominium Plat Book 1 at Page 66.
2. The exclusive right to use balconies, air conditioners, or other appliances which project beyond the space of area above described and contiguous thereto.
3. A right of way, common with others, for ingress and egress to and from the property above described.
4. The right to use stairs, halls, passage ways and other common areas in the apartment building described in Parcel 2 above in common with other owners of such building, including their agents, servants, employees and invitees.
5. The right to use common areas in said block in common with other owners of space or area in apartment buildings now or hereafter constructed in said block, except the use of the common areas located in buildings other than that described in Parcel 2 above, including their agents, servants, employees and invitees. City and County of Denver, State of Colorado

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

TO THE ABOVE NAMED DEFENDANTS, Please take notice:

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

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

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

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

NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM

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

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

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

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

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

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

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

ATTORNEY FOR THE PLAINTIFF:

ORTEN CAVANAGH HOLMES & HUNT, LLC

1445 Market Street, Suite 350

Denver, CO 80202

First Publication: May 24, 2024

Last Publication: June 21, 2024

Published In: The Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C00384, Courtroom: 100

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

The Petition requests that the name of KENNY DINH be changed to KENNY GILDINH.

First Publication: May 24, 2024

Second Publication: May 31, 2024

Third Publication: June 7, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000115 To Whom It May Concern: On 3/14/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SIPIO JOHNSON Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Date of Deed of Trust (DOT): 2/18/2005 Recorded Date of DOT: 3/02/2005 Reception No. of DOT: 2005035001 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$150,000.00 Outstanding Principal Amount as of the date hereof: \$102,669.07 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE THE MONTHLY MORTGAGE PAYMENTS AS REQUIRED BY THE TERMS OF THE NOTE AND DEED OF TRUST. SUCH FAILURE CONSTITUTES A BREACH UNDER THE NOTE AND DEED OF TRUST TRIGGERING THE POWER OF SALE BY THE PUBLIC TRUSTEE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 25 AND 26, BLOCK 3, ELMWOOD PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3201 & 3203 NEWPORT STREET, DENVER, CO 80207

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 11, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/17/2024 Last Publication: 6/14/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/07/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO230128

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000117 To Whom It May Concern: On 3/14/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JAMES GREENWOOD Original Beneficiary: LONG BEACH MORTGAGE COMPANY Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, N.A. (FORMERLY KNOWN AS FIRST UNION NATIONAL BANK), AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2002-2 Date of Deed of Trust (DOT): 4/23/2002 Recorded Date of DOT: 4/30/2002 Reception No. of DOT: 2002078902 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$118,916.00 Outstanding Principal Amount as of the date hereof: \$139,077.94 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE SOUTH 200 FEET OF NORTH 230 FEET OF EAST 1/2 WEST 1/2 NORTHWEST 1/4 NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 68 WEST EXCEPT EAST 30 FEET AND EXCEPT POINT IN WEST 6TH AVENUE TO CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4700 W 6TH AVENUE, DENVER, CO 80204

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 11, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/17/2024 Last Publication: 6/14/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/07/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: 80959

**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 #
2007 HONDA CIVIC	041195
2005 NISSAN XTERRA	650721
2013 HONDA CIVIC	509056
2005 FORD CROWN VICTORIA	171971
2004 SATURN ION	167386
2006 NISSAN MURANO	546450

1998 HONDA CIVIC	024998
2015 DODGE DURANGO	133141
2007 JEEP PATRIOT	283733
2000 LEXUS RX	153052
2000 NISSAN FRONTIER	398634

Date of Publication: June 7, 2024

Published: Intermountain Jewish News

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. 2024-000142 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

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

Denver Probate Court

Case No. 2024PR030488

In the Matter of the Estate of

GEORGE WILLISON LINN, also known as GEORGE W. LINN, and GEORGE LINN, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado on or before September 24, 2024, or the claims may be forever barred.

ELIZAVETA DOLGIKH

Personal Representative

27 Reed road

New Hamburg, NY 12590

SUZANNA WASITO TIFTICKJIAN, Atty. Reg. 31092

Attorney for the Personal Representative

Suzanna Wasito Tiftickjian, LLC

338 S. Williams Street

Denver, Colorado 80209

Phone Number: (303) 991-4676

E-mail: suzie@denverlegacylaw.com

First Publication: May 24, 2024

Second Publication: May 31, 2024

Third Publication: June 7, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case Number: 2024PR30269

In the Matter of the Estate of

JOSEPH S. SINISI, a/k/a JOSEPH SEBASTIAN SINISI, a/k/a J. SEBASTIAN SINISI, Deceased.

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

RANDY V. SINISI

Personal Representative

c/o Tom A. Hemry, P.C.

Attorney at Law

25 Southcliff

Norman, OK 73072

TOM A. HEMRY, Esq. Atty. Reg. #: 21873

Attorney for the Personal Representative

Tom A. Hemry P.C. Attorney at Law

25 Southcliff

Norman, OK 73072

Phone Number: 303-726-3099

FAX Number: 720-528-7675

E-mail: Themry@aol.com

First Publication: May 31, 2024

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Published: Intermountain Jewish News

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

Denver Probate Court

Case Number: 2024PR30281

In the Matter of the Estate of

ELIZABETH ALICE SATRIANO

(AKA ELIZABETH DALTON), Deceased.

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

Intermountain Jewish News

Legal Notices, June 7, 2024

www.ijn.com/legal-notice

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ELIZABETH SATRIANO
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 770
Denver CO 80202
John A.M. Ferguson Jr. #53263
Attorney for Elizabeth Satriano
Hold Fast Legal LLC
1999 Broadway Ste 770
Denver CO 80202
720-593-9202
john@holdfastlegal.com
First Publication: May 24, 2024
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NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.

District Court Jefferson County

Case Number: 2024PR30413

In the Matter of the Estate of

KEVIN JOSEPH KELLY (aka KEVIN KELLY), Deceased.

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

ANGEL BODEN
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 770
Denver CO 80202
John A.M. Ferguson Jr. #53263
Attorney for Angel Boden
Hold Fast Legal LLC
1999 Broadway Ste 770
Denver CO 80202
720-593-9202
john@holdfastlegal.com
First Publication: May 24, 2024
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NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.

Denver Probate Court

Case No. 2024PR30534

In the Matter of the Estate of

JEANETTE MARGARET MOSER, also known as JEANETTE M. MOSER and JEANETTE MOSER, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado on or before September 24, 2024, or the claims may be forever barred.

JESSICA L. BRODERICK, #40260
Attorney for the Personal Representative
Sherman & Howard L.L.C.
675 Fifteenth Street, Suite 2300
Denver, Colorado 80202
Phone Number: (303) 297-2900
E-mail: jbroderick@shermanhoward.com
Fax Number: (303) 298-0940
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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000120 To Whom It May Concern: On 3/19/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DAYSIAN MCPHERSON and CHARLES FAULKNER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CORNERSTONE FIRST MORTGAGE, INC. Current Holder of Evidence of Debt: PLANET HOME LENDING, LLC Date of Deed of Trust (DOT): 12/30/2022 Recorded Date of DOT: 12/30/2022 Reception No. of DOT: 2022155128 DOT Recorded in

Denver County. Original Principal Amount of Evidence of Debt: \$273,455.00 Outstanding Principal Amount as of the date hereof: \$271,951.54 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT 418, TOWNE SQUARE LOFTS, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED SEPTEMBER 04, 2002, UNDER RECEPTION NO. 2002152829, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED SEPTEMBER 24, 2001, UNDER RECEPTION NO. 2001161142, TOGETHER WITH THE RIGHT TO USE PARKING SPACE NO. 75, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 15475 ANDREWS DRIVE UNIT 418, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 18, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/24/2024 Last Publication: 6/21/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/14/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 000000010061398