

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000210 To Whom It May Concern: On 5/17/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JUAN ANTONIO SALAZAR JR. Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY AS NOMINEE FOR NEST HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CORNERSTONE HOME LENDING, A DIVISION OF CORNERSTONE CAPITAL BANK, SSB Date of Deed of Trust (DOT): 5/22/2023 Recorded Date of DOT: 6/02/2023 Reception No. of DOT: 2023049884 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$377,492.00 Outstanding Principal Amount as of the date hereof: \$375,357.97 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 5 AND 6, CENTRAL RESUBDIVISION OF LOTS 2, 3 AND 4, BLOCK 21, NORTH HIGHLANDS, CITY AND COUNTY OF DENVER, STATE COLORADO. Which has the address of 4590 VALLEJO ST, DENVER, CO 80211-1565

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 September 19, 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: 7/26/2024 Last Publication: 8/23/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/16/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: IDEA LAW GROUP, LLC Denver Registration #: 34682 JENNIFER ROGERS, 4530 S. EASTERN AVE., STE. 10, LAS VEGAS, NV 89119 Phone #: 877-353-2146 Attorney File #: SALAZAR/48141482

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000184 To Whom It May Concern: On 4/29/2024 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: TAYLOR J LATOUR Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING (FKA SPECIALIZED LOAN SERVICING LLC) Date of Deed of Trust (DOT): 11/22/2013 Recorded Date of DOT: 11/25/2013 Reception No. of DOT: 2013169722 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$337,250.00 Outstanding Principal Amount as of the date hereof: \$277,586.75 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: THE FRONT OR EAST 43 FEET OF LOTS NUMBERED 21, 22 AND 23, BLOCK 7, SMITH'S ADDITION TO THE CITY AND COUNTY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 805 W 9TH 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 August 29, 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: 7/05/2024 Last Publication: 8/02/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/25/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder

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of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L. BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-032266

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

Denver Probate Court

Case No. 2024PR30427, Division: 3

In the Matter of the Estate of

SANFORD I. FELD a/k/a SANFORD FELD a/k/a SANDY FELD, 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 November 12, 2024, or the claims may be forever barred.

ANDREW L. FELD

Personal Representative

c/o Miller & Law, P.C.

1900 W. Littleton Boulevard

Littleton, CO80120

KEVIN E. THWING, Esq. Atty. Reg. #: 36113

Attorney for the Personal Representative

Miller & Law, P.C.

1900 W. Littleton Boulevard

Littleton, CO 80120

Phone Number: 303-722-6500

FAX Number: 303-722-9270

E-mail: ket@millerandlaw.com

First Publication: July 12, 2024

Second Publication: July 19, 2024

Third Publication: July 26, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
2007 Subaru Outback	308060
2019 Genuine Scooter	016183
1973 VW Bug	925643
1970 Plymouth Duster	277113
1974 Dodge Dart	B53313
2014 Dodge Ram	357626
1994 Dodge Ram	539036
2001 Dodge Ram	225405
1993 Nissan 300ZX	530238

Date of Publication: July 26, 2024

Published: Intermountain Jewish News

District Court Denver Juvenile Court

DENVER County, Colorado

1437 BANNOCK STREET

DENVER, CO 80202

In the Matter of the Petition of:

Parent/Petitioner: CASTANEDA MELENDEZ, CINTIA YASMIN for

Minor Child: ANTHONY ADRIEL AVALOS CASTANEDA

to Change the Child's Name to: ANTHONY ADRIEL CASTANEDA MELENDEZ

FILED IN DENVER

DISTRICT COURT

JUN 20 2024

DENVER, COLORADO COUNTER CLERNAR COPY

NOTICE TO NON-CUSTODIAL PARENT

Case Number: 24CV185

Courtroom: 316

Notice to: MIGUEL ANGEL AVALOS SILVA non-custodial parent.

Notice is given that a hearing is scheduled as follows:

Date: July 17, 2024

Time: 09:00 am

To appear via Webex:

1) Visit **www.webex.com** or download the **webex** app on your phone

2) Click Join

3) Enter the access code **2598 663 3798**

Join online:

Intermountain Jewish News
Legal Notices, July 26, 2024
www.ijn.com/legal-notices

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<https://judicial.webex.com/meet/d02-dnvr-courtroom316>

Join from a video conferencing system or application

Dial d02-dnvr-courtroom316@judicial.webex.com

If you do not have a device that will support a video connection, you may still participate by audio only by calling the following number: 720-650-7664. When prompted enter the following access code or meeting number: 925-164-093.

for the purpose of requesting a change of name for

ANTHONY ADRIEL AVALOS CASTANEDA.

At this hearing, the court may enter an order changing the name of the minor child.

You may attend the hearing and participate or voice objection to the proposed change of name.

Date: 6/20/24

Cintia Castañeda

Signature of Parent/Petitioner

3474 W. Louisiana

Denver CO 80219

First Publication: July 26, 2024

Second Publication: August 2, 2024

Third Publication: August 9, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000216 To Whom It May Concern: On 5/23/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOSE CRUZ GARCIA JIMENEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR LENDERS DIRECT CAPITAL CORPORATION Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2007-HE1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-HE1 Date of Deed of Trust (DOT): 11/21/2006 Recorded Date of DOT: 12/11/2006 Reception No. of DOT: 2006195952 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$30,000.00 Outstanding Principal Amount as of the date hereof: \$13,834.36 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 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: ALL OF EAST 50 FEET OF LOTS 19 TO 24, BLOCK 3, BREENLOW PARK, EXCEPT THE NORTH 50 FEET THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 625 WEST ASBURY AVENUE, DENVER, CO 80223

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 19, 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: 7/26/2024 Last Publication: 8/23/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/16/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000009903592

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

Denver Probate Court

Case No. 2024PR30516

In the Matter of the Estate of

EARNEST LANDER BUSH, 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

Intermountain Jewish News

Legal Notices, July 26, 2024

www.ijn.com/legal-notice

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12075 E. 45th Avenue, Suite 100-B

Denver, CO 80239

(303) 377-2933 Voice

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

First Publication: July 19, 2024

Second Publication: July 26, 2024

Third Publication: August 2, 2024

Published: Intermountain Jewish News

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

Court Address: 1437 Bannock Street, Denver, CO 80202

SUMMONS BY PUBLICATION

Case Number: 2024CV31440

Division: 280

BSIACS LLC, a Colorado limited liability company

Plaintiff,

v.

Carol E. Deerfield

Defendant.

TO: CAROL E. DEERFIELD

You are hereby summoned and required to appear and defend against the claims of the complaint filed with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 351 days after the service of this Summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the complaint may be obtained from the clerk of the court.

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

This is an action to abate nuisance conditions of property pursuant to Denver Municipal Code §10-139.

Dated this 1st day of July, 2024.

1Rule 12(a), C.R.C.P., allows 35 days for answer or response where service of process is by publication. However, under various statutes, a different response time is set forth; e.g., §38-6-104, C.R.S. (eminent domain), §38-36-121, C.R.S. (Torrens registration).

Attorney for Plaintiff

Christopher J. Conant, Atty. Reg.#: 40269

Hatch Ray Olsen Conant LLC

730 17th Street, Suite 200

Denver, Colorado 80202

Phone Number: (303) 298-1800

Fax Number: (303) 298-1804

Email Address: cconant@hatchlawyers.com

First Publication: July 5, 2024

Last Publication: August 2, 2024

Published in The Intermountain Jewish News

This summons is issued pursuant to Rule 4(g), C.R.C.P., as amended. This form should not be used where personal service is desired.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000200 To Whom It May Concern: On 5/14/2024 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: KATHLEEN WARD, SURVIVING JOINT TENANT OF FRANK H. WARD, WHO DIED ON JANUARY 13, 2004 Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 7/26/2021 Recorded Date of DOT: 8/04/2021 Reception No.of DOT: 2021146547 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$144,440.00 Outstanding Principal Amount as of the date hereof: \$138,561.26 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 LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF CO, AND IS DESCRIBED AS FOLLOWS: CONDOMINIUM UNIT NO. 2, BUILDING NO. 1, CANYON CLUB CONDOMINIUMS, A CONDOMINIUM IN ACCORDANCE WITH THE DECLARATION RECORDED ON JUNE 30, 1977 IN BOOK 1467 AT PAGE 671 AND CONDOMINIUM MAP RECORDED ON JUNE 30, 1977 IN BOOK 5 AT PAGE 63 OF THE DENVER COUNTY RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 6495 E HAPPY CANYON RD UNIT 2, DENVER, COLORADO 80237

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 12, 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: 7/19/2024 Last Publication: 8/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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-24-989730-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000197 To Whom It May Concern: On 5/09/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DREAM REAL ESTATE LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC., DBA ORION LENDING, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt:

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-4 Date of Deed of Trust (DOT): 1/10/2023 Recorded Date of DOT: 1/13/2023 Reception No. of DOT: 2023002851 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$357,000.00 Outstanding Principal Amount as of the date hereof: \$356,327.77 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 21, BLOCK 3, GREEN VALLEY RANCH FILLING NO. 41, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4328 N ANDES WAY, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 5, 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: 7/12/2024 Last Publication: 8/09/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/02/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO22936

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000178 To Whom It May Concern: On 4/25/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DENVER TEMPLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ROB DENVER, LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: FAIRBRIDGE STRATEGIC CAPITAL LLC, A DELAWARE LIMITED LIABILITY COMPANY Current Holder of Evidence of Debt: FAIRBRIDGE STRATEGIC CAPITAL LLC, A DELAWARE LIMITED LIABILITY COMPANY Date of Deed of Trust (DOT): 1/12/2023 Recorded Date of DOT: 1/13/2023 Reception No. of DOT: 2023003142 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$8,100,000.00 Outstanding Principal Amount as of the date hereof: \$9,103,818.09 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, GRANTOR'S FAILURE TO PAY THE FULL AMOUNT OF THE INDEBTEDNESS UPON THE MATURITY DATE OF FEBRUARY 1, 2024. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the

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lien of the deed of trust. Legal Description of the Real Property: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND THE NORTH 1/2 OF LOT 10, BLOCK 35, H.C. BROWN'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1770 SHERMAN STREET, DENVER, CO 80203

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

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

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

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

YEAR/MAKE/MODEL	VIN #
2006 CHEVROLET IMPALA	209512
2002 CHEVROLET SILVERADO	297107
2008 DODGE AVenger	191766
2015 HONDA CIVIC	544533

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**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 #
1997 HONDA VT1100	100005
2016 HYUNDAI SONATA	297768
2011 SUBARU FORESTER	775013
1996 VOLKSWAGEN CABRIO	005360
2004 VOLKSWAGEN PASSAT	098296
1998 LINCOLN CONTINENTAL	619939

Date of Publication: July 26, 2024

Published: Intermountain Jewish News

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

**Denver Probate Court
Case No. 24PR334**

In the Matter of the Estate of

BERNADINE A. HERRIGAN aka BERNADINE ANN HERRIGAN aka BERNADINE HERRIGAN aka BERNIE HERRIGAN, 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 November 12, 2024, or the claims may be forever barred.

timothy charles herrigan

Personal Representative

3527 Pheasant Drive

Cedar Falls, Iowa 50613

First Publication: July 12, 2024

Second Publication: July 19, 2024

Intermountain Jewish News

Legal Notices, July 26, 2024

www.ijn.com/legal-notice

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

Third Publication: July 26, 2024

Published: Intermountain Jewish News

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

District Court, Adams County

Case Number: 2024PR30439

In the Matter of the Estate of

jack leroy dean, Deceased.

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

TAMMY SCHULTZ

Personal Representative

c/o John Ferguson,

1999 Broadway Ste 770

Denver CO 80202

John A.M. Ferguson Jr. #53263

Hold Fast Legal LLC

1999 Broadway Ste 770

Denver CO 80202

303-285-1080

John.ferguson@holdfastlegal.com

First Publication: July 19, 2024

Second Publication: July 26, 2024

Third Publication: August 2, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000213 To Whom It May Concern: On 5/21/2024 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: JANICE M. GASKIN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC Date of Deed of Trust (DOT): 2/27/2019 Recorded Date of DOT: 3/06/2019 Reception No. of DOT: 2019026966 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$645,000.00 Outstanding Principal Amount as of the date hereof: \$165,836.76 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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: LOTS THIRTY-NINE (39) AND FORTY (40), BLOCK FOUR (4), THIRD ADDITION TO PARK HILL HEIGHTS, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO. AND LOTS (9) AND TEN (10), BLOCK ONE (1), FIRST ADDITION TO PARK HILL HEIGHTS, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2959 BIRCH 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 September 19, 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: 7/26/2024 Last Publication: 8/23/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/16/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L. BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-032331

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 #
2005 Pontiac Vibe	435662
2004 Honda Odyssey	098518
2015 Honda CR-V	639124
2005 Subaru Impreza	505376
2007 Volkswagen Rabbit	108388
2005 Toyota Camry	557156
2011 Ford Fiesta	207527
2014 Honda Civic	023014

Date of Publication: July 26, 2024

Published: Intermountain Jewish News

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

District Court, Broomfield County

Case No. 24PR30083, Division A

In the Matter of the Estate of

BOBBY DEAN FIELDER, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of the City and County of Broomfield, Colorado on or before December 15, 2024 or the claims may be forever barred.

GREGORY ALAN FIELDER

Personal Representative

1675 Daphne St.

Broomfield, CO 80020

JAY LAVIGNE, Esq. Atty. Reg. #: 16072

Attorney for the Personal Representative

300 Peregrine Cir.

Broomfield, CO80020

Phone Number: 303-886-0478

E-mail: jay@i-legal.com

First Publication: July 26, 2024

Second Publication: August 2, 2024

Third Publication: August 9, 2024

Published: Intermountain Jewish News

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

District Court, Arapahoe County

Case No. 2024PR30736, Division: CLX

Estate of Decedent JOHN W. MCFARLAND aka JOHN WALTON MCFARLAND, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Arapahoe, Colorado on or before November 26, 2024 or the claims may be forever barred.

LINDA J. MCFARLAND

Personal Representative

3360 S. Clayton Blvd.

Englewood, CO 80110

DANIEL J. CULHANE (#22196)

Attorney for the Personal Representative

DANIEL J. CULHANE LLC

1601 Blake St., Suite 300

Denver, Colorado 80202

Telephone: 303-945-2070

Email: Dan@CulhaneLaw.com

First Publication: July 26, 2024

Second Publication: August 2, 2024

Third Publication: August 9, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

All individuals interested in the following-described vehicles are hereby notified that their vehicles are to be sold at **Corwin Toyota Colorado Springs**, 5115 New Car Drive, Colorado Springs, CO 80923.

Phone: 719-598-2222

YEAR/MAKE/MODEL/TYPE/COLOR	VIN
2016 LAND ROVER RANGE ROVER 4DR WG WHITE	102402

Date of Publication: July 26, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

All individuals interested in the following-described vehicles are hereby notified that their vehicles are to be sold at **Arapahoe Hyundai**, 9899 E Arapahoe Road, Centennial, CO 80112.
Phone: 303-539-1700.

YEAR/MAKE/MODEL/TYPE/COLOR VIN

2021 HYUNDAI VENUE 4DR HB GRAY 112607

Date of Publication: July 26, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000214 To Whom It May Concern: On 5/21/2024 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: ZAYNAB SEPAHI Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 2/18/2021 Recorded Date of DOT: 2/23/2021 Reception No. of DOT: 2021033621 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$272,000.00 Outstanding Principal Amount as of the date hereof: \$256,629.58 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 7 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 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 September 19, 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: 7/26/2024 Last Publication: 8/23/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/16/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010151157

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: 07/26/2024:

STOCK	YEAR	MAKE/MODEL	VIN
339231	1997	Acura 3.0 CL	015247
339341	2007	BMW X5	Y66306
339448	1998	Cadillac HRS	550589
339456	2000	Car Dolly Car Dolly Trailer	NO VIN
339196	2009	Chevrolet TrailBlazer	127719
339424	2013	Chevrolet Cruze	328275
339443	2003	Chevrolet Astro Van	102361
339386	2000	Chrysler 300	175554
339297	1979	Dodge/American Trailers Sportsman/AC RV	723301
339286	2003	Ford Explorer	B84642
339416	2003	Ford Crown Victoria	192781
339323	2008	Ford Fusion	128586
339392	2004	GMC Yukon	257572
339451	2011	GMC Savana	144505
339442	2000	Homemade Utility Trailer	NONE
339457	2000	Homemade Utility Trailer	NO VIN
339422	2007	Honda CR-V	015095
339492	2013	Infiniti G37x	353765
339433	2001	Jeep Grand Cherokee	586665
339445	1998	Jeep Cherokee	136974

339340	2001	Kia Spectra	031784	
339432	2008	Kia Sportage	528093	
339419	2016	Kia Sorento	117129	
339430	2011	Mazda Mazda3	358169	
339439	2008	Mercedes-Benz R-350		075248
339346	2006	Mercury Mariner	J04326	
339339	2010	Nissan Sentra	644320	
339409	2005	Nissan Maxima	821494	
339436	2009	Nissan Altima	488700	
339509	1997	Plymouth Neon	270178	
339344	2005	Pontiac Montana	171827	
339353	2007	Pontiac G6	255330	
339311	2007	Saturn Vue	839623	
339453	2006	Subaru Outback	211509	
339388	2000	Toyota Corolla	416928	
339405	2010	Toyota Corolla	529874	
339345	2014	Volkswagen Jetta	402506	

Date of Publication: July 26, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Klaus' Towing abandoned vehicle sale: Address: 3880 Wabash Street, Colorado Springs, Colorado, 80906, Phone: (719) 391-0600. **Sale Date: 07/26/2024:

STOCK	YEAR	MAKE/MODEL	VIN	
300386	2016	GMC Canyon	208170	
339420	1997	Cadillac Eldorado	615685	
339316	2008	Chevrolet Aveo	087890	
339514	2018	Chevrolet Malibu	251925	
339310	2005	Forest River Travel Trailer		007658
339512	2005	Honda Pilot	530273	
339290	2016	Nissan Altima	272592	
339334	2008	Toyota Highlander	052392	
339337	2018	Toyota Corolla	994852	

Date of Publication: July 26, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000212 To Whom It May Concern: On 5/20/2024 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: ELIZABETH WESTMARK Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CASTLE MORTGAGE CORPORATION DBA EXCELERATE CAPITAL, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-INV2 Date of Deed of Trust (DOT): 8/04/2022 Recorded Date of DOT: 8/12/2022 Reception No. of DOT: 2022107030** DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$320,000.00 Outstanding Principal Amount as of the date hereof: \$319,103.70 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 3332 VALENTIA STREET, DENVER, CO 80238

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 19, 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: 7/26/2024 Last Publication: 8/23/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/16/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder

of the indebtedness is: Attorney Company: 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 #: CO22839

Exhibit "A"

PARCEL 44A:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOT 4, BLOCK 3, STAPLETON FILING NO. 32 AS RECORDED AT RECEPTION NO. 2010138135, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4, WHENCE THE SOUTHWEST CORNER THEREOF BEARS N90°00'00"W, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 93.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N90°00'00"W, ALONG SAID SOUTH LINE, A DISTANCE OF 30.37 FEET; THENCE N00°00'00"E, A DISTANCE OF 62.00 FEET; THENCE N90°00'00"E, A DISTANCE OF 30.37 FEET; THENCE S00°00'00"E, A DISTANCE OF 62.00 FEET TO THE POINT OF BEGINNING AS SHOWN ON LAND SURVEY PLAT RECORDED FEBRUARY 08, 2012 AT RECEPTION NO. 2012015151, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000171 To Whom It May Concern: On 4/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CHRISTOPHER A. BARBOUR Original Beneficiary: KEY MORTGAGE CORPORATION, LLC. Current Holder of Evidence of Debt: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST Date of Deed of Trust (DOT): 10/08/2003 Recorded Date of DOT: 10/15/2003 Reception No. of DOT: 2003216083 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$265,000.00 Outstanding Principal Amount as of the date hereof: \$139,716.84 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 17, AND THE NORTH 1/2 OF LOT 18, AND THE SOUTH 2 1/2 FEET OF LOT 16, BLOCK 8, FIRST RESUBDIVISION OF BRYN MAWR, CITY AND COUNTY OF DENVER, COLORADO. Which has the address of 765 SOUTH DOWNING STREET, DENVER, COLORADO 80209

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/28/2024 Last Publication: 7/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/18/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-24-987928-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000194 To Whom It May Concern: On 5/03/2024 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: SERGIO HERNANDEZ TORRES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 5/03/2021 Recorded Date of DOT: 5/11/2021 Reception No. of DOT: 2021090642 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$319,698.00 Outstanding Principal Amount as of the date hereof: \$302,965.79 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 8, BLOCK 11, MONTBELLO NO. 23, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5550 CARSON WAY, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 5, 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: 7/12/2024 Last Publication: 8/09/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/02/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO23104

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000181 To Whom It May Concern: On 4/26/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARILYN WASHINGTON and HOMER L. WASHINGTON Original Beneficiary: CHERRY CREEK MORTGAGE CO., INC. Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 4/19/2000 Recorded Date of DOT: 4/24/2000 Reception No. of DOT: 2000056566 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$173,773.00 Outstanding Principal Amount as of the date hereof: \$77,550.83 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: LOT 21, BLOCK 5, MONTBELLO NO. 38, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5251 ALTURA STREET, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 29, 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: 7/05/2024 Last Publication: 8/02/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/25/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L. BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-032177

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000202 To Whom It May Concern: On 5/13/2024 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: DAVID OWUSU MENSAH Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DIRECTORS MORTGAGE INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SERVBANK, SB Date of Deed of Trust (DOT): 9/17/2020 Recorded Date of DOT: 10/08/2020 Reception No. of DOT: 2020166246 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$407,483.00 Outstanding Principal Amount as of the date hereof: \$377,091.72 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

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

Legal Description of the Real Property: LOT 20, BLOCK 2, GREEN VALLEY RANCH FILING NO. 26, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 4145 JERICHO ST, DENVER, CO 80249 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 12, 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: 7/19/2024 Last Publication: 8/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-032269

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000189 To Whom It May Concern: On 5/02/2024 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: TYEE LAW and JENNIFER THEISEN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION Current Holder of Evidence of Debt: FAIRWAY INDEPENDENT MORTGAGE CORPORATION Date of Deed of Trust (DOT): 4/12/2018 Recorded Date of DOT: 4/13/2018 Reception No.of DOT: 2018043743 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$503,500.00 Outstanding Principal Amount as of the date hereof: \$499,167.73 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: LOT 19, BLOCK 10, HUTCHINSON HILLS, FILING NO. 2, ACCORDING TO PLAT BOOK 17 AT PAGE 21X, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 8253 EAST KENYON DRIVE, DENVER, CO 80237

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 29, 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: 7/05/2024 Last Publication: 8/02/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/25/2024 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 #: CO240026

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000195 To Whom It May Concern: On 5/07/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ASHFORD Q. WORTHAM Original Beneficiary: FIRSTBANK Current Holder of Evidence of Debt: FIRSTBANK Date of Deed of Trust (DOT): 11/16/2018 Recorded Date of DOT: 11/21/2018 Reception No.of DOT: 2018150142 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$219,300.00 Outstanding Principal Amount as of the date hereof: \$211,114.22 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE

COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED IS OR ARE AS FOLLOWS: DEFAULT ON PAYMENTS DUE UNDER THE DEBT OR DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 25 AND 26, BLOCK 21, OAKLAND, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3301 KRAMERIA 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 September 5, 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: 7/12/2024 Last Publication: 8/09/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/02/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: LEWIS ROCA ROTHGERBER CHRISTIE LLP Denver Registration #: 40449 TREVOR G BARTEL, 1601 19TH STREET, SUITE 1000, DENVER, CO 80202 Phone #: 303-623-9000 Fax #: 303-623-9222 Attorney File #: LR # 230403-00438

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000166 To Whom It May Concern: On 4/23/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: NONA M. RIVERA Original Beneficiary: HOUSEHOLD FINANCE CORPORATION III Current Holder of Evidence of Debt: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-CABANA SERIES IV TRUST Date of Deed of Trust (DOT): 8/19/2002 Recorded Date of DOT: 8/29/2002 Reception No.of DOT: 2002149887 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$123,332.34 Outstanding Principal Amount as of the date hereof: \$108,135.19 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 17 AND 18, INCLUSIVE, BLOCK 1, BURNS WEST VIEW ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 175 SOUTH ELIOT STREET, DENVER, CO 80219

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/28/2024 Last Publication: 7/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/18/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 24CO00035-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000176 To Whom It May Concern: On 4/23/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ROBERT KIRK SHALVEY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HIGHLANDS RESIDENTIAL MORTGAGE, LTD Current Holder of Evidence of Debt: FIFTH THIRD BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/16/2021 Recorded Date of DOT: 2/22/2021 Reception No.of DOT: 2021032226 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$386,000.00

Outstanding Principal Amount as of the date hereof: \$363,470.04 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 1, BLOCK 1, CHERRY STREET TOWNHOMES SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4610 EAST JEWELL AVENUE, DENVER, CO 80222

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/28/2024 Last Publication: 7/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/18/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 24CO00193-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000167 To Whom It May Concern: On 4/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ARTHUR H. HALE and ROXANNE HALE Original Beneficiary: MERIDIAN HOME LOANS Current Holder of Evidence of Debt: MIDFIRST BANK Date of Deed of Trust (DOT): 9/11/2003 Recorded Date of DOT: 10/07/2003 Reception No. of DOT: 2003210248 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$132,414.00 Outstanding Principal Amount as of the date hereof: \$52,838.92 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

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

Legal Description of the Real Property: LOT 10 AND THE NORTH 1/2 OF LOT 11, EXCEPT THE REAR OR EASTERLY 8 FEET OF SAID LOTS, BLOCK 15, HAYDEN AND DICKINSON'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1616 MAGNOLIA STREET, DENVER, CO 80220

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/28/2024 Last Publication: 7/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/18/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-032238

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000173 To Whom It May Concern: On 4/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JULIE R PRILLING Original Beneficiary: MORTGAGE

ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR ENCORE CREDIT CORP. A CALIFORNIA CORPORATION Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2006-HE3 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HE3 Date of Deed of Trust (DOT): 5/02/2006 Recorded Date of DOT: 5/10/2006 Reception No. of DOT: 2006072708 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$168,800.00 Outstanding Principal Amount as of the date hereof: \$130,610.78 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: UNIT NO. 4, CONDOMINIUM, ACCORDING TO THE MAP OF ROMEO BLOCK LOFTS, RECORDED SEPTEMBER 13, 2000 UNDER RECEPTION NO. 2000133673 AND ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED SEPTEMBER 13, 2000 UNDER RECEPTION NO. 2000133674, IN THE OFFICE OF THE CLERK AND RECORDER, CITY AND COUNTY OF DENVER, STATE OF COLORADO STORAGE SPACE NO. 6, AND PARKING SPACE NO. 9 ASSIGNED TO UNIT. Which has the address of 2944 ZUNI STREET UNIT 4, DENVER, CO 80211

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/28/2024 Last Publication: 7/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/18/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000009919655

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000201 To Whom It May Concern: On 5/10/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JGL ENTERPRISE LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: CAPITAL FUND I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY Current Holder of Evidence of Debt: CAPITAL FUND REIT, LLC Date of Deed of Trust (DOT): 8/25/2021 Recorded Date of DOT: 8/27/2021 Reception No. of DOT: 2021163413 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$810,000.00 Outstanding Principal Amount as of the date hereof: \$580,000.00 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 39 AND 40, THE FREEHOLDERS RESUBDIVISION OF A PART OF BLOCK 10, OF WITTER AND COFIELDS SUBDIVISION OF THE TOWN OF HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.,.,.,,APN, 2322,14,019 Which has the address of 2357 GROVE ST, 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 September 12, 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: 7/19/2024 Last Publication: 8/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder

of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 23CO00375-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000182 To Whom It May Concern: On 4/26/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JEFFREY R MAYTON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 8/31/2009 Recorded Date of DOT: 9/02/2009 Reception No. of DOT: 2009116673 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$82,381.00 Outstanding Principal Amount as of the date hereof: \$53,812.79 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 4400 SOUTH QUEBEC STREET #T-107, DENVER, CO 80237 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 29, 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: 7/05/2024 Last Publication: 8/02/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/25/2024 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 #: 24-032263

LEGAL DESCRIPTION

CONDOMINIUM UNIT 107, BUILDING NO. T, BRANDYCHASE AT EASTMOOR PARK, IN ACCORDANCE WITH THE DECLARATION RECORDED MARCH 28, 1979, IN BOOK 1878 AT PAGE 367 AND AMENDMENT RECORDED AUGUST 9, 1982 IN BOOK 2634 AT PAGE 307 AND AUGUST 13, 1982 IN BOOK 2637 AT PAGE 553, AND CONDOMINIUM MAP RECORDED MARCH 28, 1979 IN MAP BOOK 11 AT PAGE 20 OF THE CITY AND COUNTY OF DENVER RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE N/1, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000163 To Whom It May Concern: On 4/19/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JILL E. WOLFF Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 12/08/2017 Recorded Date of DOT: 12/11/2017 Reception No. of DOT: 2017160955 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$236,700.00 Outstanding Principal Amount as of the date hereof: \$267,314.34 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 31, BLOCK 3, GREEN VALLEY RANCH FILING NO. 12, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 21033 E 45TH AVE, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 22, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/28/2024 Last Publication: 7/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/18/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 28597 HEATHER DEERE, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO22492

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000169 To Whom It May Concern: On 4/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOHN R. MCKOWEN Original Beneficiary: SOUTH WOODS FINANCIAL, LLC Current Holder of Evidence of Debt: SOUTH WOODS FINANCIAL, LLC Date of Deed of Trust (DOT): 11/04/2021 Recorded Date of DOT: 11/09/2021 Reception No. of DOT: 2021209680 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$100,000.00 Outstanding Principal Amount as of the date hereof: \$77,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 335 N. JOSEPHINE STREET, DENVER, CO 80206

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/28/2024 Last Publication: 7/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/18/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: FOSTER GRAHAM MILSTEIN & CALISHER LLP Denver Registration #: 26809 ROBERT GRAHAM, 360 SOUTH GARFIELD STREET, 6TH FLOOR, DENVER, CO 80209 Phone #: 3033339810 Fax #: 303-333-9786 Attorney File #: 3351.0024

EXHIBIT A

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

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000192 To Whom It May Concern: On 5/02/2024 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: MARY ALVI MALAZO MONZON Original Beneficiary: JPMORGAN CHASE BANK, N.A. Current Holder of Evidence of Debt: NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 12/05/2011 Recorded Date of DOT: 12/12/2011 Reception No. of DOT: 2011140341 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$158,800.00 Outstanding Principal Amount as of the date hereof: \$118,186.55 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: BUILDING J, CONDOMINIUM UNIT NO. 82, PARKWAY TOWNHOME CONDOMINIUMS, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATIONS FOR PARKWAY TOWNHOMES CONDOMINIUM ASSOCIATION, INC. RECORDED ON MARCH 29, 2000 AS RECEPTION NO. 2000043686 AND THE CONDOMINIUM MAP RECORDED ON MARCH 29, 2000, AS RECEPTION NO. 2000043691 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO. Which has the address of 1150 INCA ST, APT 82, DENVER, COLORADO 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 29, 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: 7/05/2024 Last Publication: 8/02/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/25/2024 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-24-989399-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000187 To Whom It May Concern: On 5/01/2024 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: WARREN HARRIS III Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 3/12/2021 Recorded Date of DOT: 3/16/2021 Reception No. of DOT: 2021047461 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$250,381.00 Outstanding Principal Amount as of the date hereof: \$245,494.43 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 5255 MEMPHIS STREET 121, 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 August 29, 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: 7/05/2024 Last Publication: 8/02/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/25/2024 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 #: 24-032290

LEGAL DESCRIPTION

Condominium Unit 121, Building No. 1, the Trails at Parkfield Lake, as defined and described in the Condominium Declaration of the Trails at Parkfield Lake, Recorded August 12, 2002 at Reception No. 2002139960, in the Office of the Clerk and Recorder of the City and County of Denver, and according to the Condominium Map of the Trails at

Parkfield Lake, recorded July 2, 2003 at Reception No.2003132759 in said records, together with the Exclusive Right to use Parking Space No. 121 and 121A, City and County of Denver, State of Colorado.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000207 To Whom It May Concern: On 5/17/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LONNIE HARRIS, JR Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SEBRING CAPITAL PARTNERS, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: HSBC BANK USA N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST 2007-HE1 ASSET BACKED PASS-THROUGH CERTIFICATES. Date of Deed of Trust (DOT): 8/31/2006 Recorded Date of DOT: 9/08/2006 Reception No.of DOT: 2006143476 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$148,750.00 Outstanding Principal Amount as of the date hereof: \$131,077.00 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 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 9281 NASSAU AVENUE, DENVER, CO 80237

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 12, 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: 7/19/2024 Last Publication: 8/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-031343

2024-000207

LEGAL DESCRIPTION

AN UNDIVIDED 1/280 INTEREST IN CHERRY CREEK TOWNHOUSES - (SECOND FILING) ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1964, IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, AS RECEPTION NO. 938729, EXCEPT ANY AIR SPACE ABOVE SUCH PROPERTY OTHER THAN THAT SPECIFICALLY CONVEYED HEREIN;

ALSO

ALL OF THAT SPACE OR AREA WHICH LIES WITHIN THE INSIDE WALLS, FIRST FLOOR AND CEILING OF THE SECOND FLOOR OF CONDOMINIUM UNIT NO. 288, BUILDING NO. 43 AS SHOWN ON THE "CONDOMINIUM PLAT," OF CHERRY CREEK TOWNHOUSES CORP. RECORDED NOVEMBER 27, 1964, IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, AS RECEPTION NO. 939194 HEREINAFTER REFERRED TO AS THE "CONDOMINIUM PLAT," TOGETHER WITH EVERYTHING NOW OR HEREAFTER LOCATED IN SAID AREA;

ALSO

AN UNDIVIDED 1/9TH INTEREST IN AND TO BUILDING NO. 43 AS SHOWN ON THE "CONDOMINIUM PLAT," TOGETHER WITH:

1. THE EXCLUSIVE RIGHT TO USE AND OCCUPY PATIO AREA NO. 288P AS SHOWN ON THE "CONDOMINIUM PLAT" TOGETHER WITH THE RIGHT TO USE THE AIR SPACE OVER SUCH AREA.
2. THE EXCLUSIVE RIGHT TO USE AND OCCUPY CARPORT NO. 288C AS SHOWN ON THE "CONDOMINIUM PLAT."
3. THE EXCLUSIVE RIGHT TO USE AND OCCUPY AIR SPACE IN THE ATTIC OF CONDOMINIUM UNIT NO. 288 OF BUILDING NO. 43 AS SHOWN ON THE "CONDOMINIUM PLAT."
4. THE RIGHT TO USE COMMON ELEMENTS IN COMMON WITH OTHERS. CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000168 To Whom It May Concern: On 4/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MCFADDEN DEVELOPMENT COMPANY, LLC Original

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

Beneficiary: INDICATE CAPITAL REIT, LLC Current Holder of Evidence of Debt: INDICATE CAPITAL REIT, LLC Date of Deed of Trust (DOT): 4/28/2023 Recorded Date of DOT: 5/03/2023 Reception No. of DOT: 2023040842 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$266,000.00 Outstanding Principal Amount as of the date hereof: \$266,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS THAT WERE VIOLATED UNDER THE DEBT, THE DEED OF TRUST, OR BOTH, ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED ARE AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 7255 EAST QUINCY AVENUE, #206, DENVER, CO 80237 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/28/2024 Last Publication: 7/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/18/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BURNS WALL AND MUELLER PC Denver Registration #: 12217 ROBERT T. COSGROVE, BURNS, WALL AND MUELLER, P.C., 303 EAST 17TH AVENUE, SUITE 920, DENVER, COLORADO 80203-1299 Phone #: 303-830-7000 Attorney File #: 7255 EAST QUINCY AVENUE, #206

EXHIBIT A

Description of Property:

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

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

Also Known As:

7255 East Quincy Avenue, #206
Denver, CO 80237