

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: 07/05/2024:

STOCK	YEAR	MAKE/MODEL	VIN
338848	2004	Acura MDX	547120
338764	2004	Audi A6	054595
338688	2007	Chevrolet Uplander	125998
338775	2003	Chevrolet TrailBlazer	341470
338779	2010	Chevrolet Cobalt	133411
338682	2007	Ford Expedition	A36940
338795	2013	Ford Escape	A74310
338844	2004	Ford Escape	B55313
338687	1999	GMC Sierra	547432
338680	2013	Harley Davidson FLSTFB	017051
338685	1999	Homemade Utility Trailer	XXXX
338709	2011	Hyundai Elantra	140574
338674	2014	Infiniti QX80	064534
338645	2007	Kawasaki Vulcan 500	204443
338708	2010	Mercedes-Benz E 350	073973
338801	2015	Nissan Versa Note	447417
338653	2000	SHORELAND'R Boat Trailer w/Larson Boat	XXXXXX
338670	2005	Toyota Highlander	103712
338689	1998	Toyota Avalon	287046
338731	1999	Toyota Camry	321257
338835	2012	Toyota Camry	063895
338756	1981	Viking Pop Up Camper Trailer	VF2046
338677	2013	Volkswagen Jetta 200239	
338806	1985	Young Repair & Fabrication Trailer	073724

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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: 07/05/2024:

STOCK	YEAR	MAKE/MODEL	VIN
338842	2013	Cadillac ATS	167213
338771	1998	Dodge Ram	214969
338678	1999	Ford E-350	A02658
338636	1997	Honda Accord	010021
338643	2006	Jeep Liberty	178208
338762	1998	Lexus LS 400	106942
338770	2008	Mitsubishi Lancer	031836
338773	2007	Mitsubishi Eclipse	019693
338821	2006	SAAB 3-Sep	130045
338620	2005	Volvo XC90	199895
338347	2003	Volkswagen Jetta	080649

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

District Court, Arapahoe County

Case No. 2024PR30689

In the Matter of the Estate of

ALVIN DONALD SUNSHINE, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court, Arapahoe County, Colorado on or before November 5, 2024 or the claims may be forever barred.

GARY SUNSHINE

Personal Representative

c/o Loren R. Ginsburg, #13937

899 Logan Street, Suite 203

Denver, CO 80203

LOREN R. GINSBURG, Esq. Atty. Reg. #: 13937

Attorney for the Personal Representative

899 Logan Street, Suite 203

Denver, Colorado 80203

Phone Number: 303-837-9284

Fax Number: 303-837-0311

E-mail: ginsburglaw@yahoo.com

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Third Publication: July 19, 2024

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Public Notice for vehicles to be sold by Majestic Towing

Year/Make/Model	Vin #
1972 Volkswagen Beetle -	271285
2018 Ford Escape -	A04197
2019 Nissan NV200 -	712599
2017 Jeep Compass -	126303
2010 Nissan Armada -	600467
1999 Ducati Motorcycle -	000150
2002 Jeep Liberty -	160832
2006 Jeep Liberty CRD -	213757
2007 Volvo S40 -	311952
2012 Kia Sorento -	288901
2008 Kia Sorento -	839139
2004 Ford F150 -	D49121
2006 Suzuki-American GZ250 -	100190
2002 Cadillac Escalade -	269256
2003 Dodge Avenger -	641089
2005 Chevrolet Tahoe -	207520
2004 Ford Expedition -	B60039
1972 Volkswagen Beetle	511333

Majestic Towing

POBox 33143

Denver, CO80233

720-775-2702

Date of Publication: July 5, 2024

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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.

Rule 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 for vehicles to be sold by BEAR ENTERPRISE TOWING

Year/Make/Model	Vin #
1997 Harley Softail.	030237
1967 Ford Mustand	223284

Bear Enterprise Towing

PUC: T-03984

Phone: 720-276-9412

Date of Publication: July 5, 2024

Published: Intermountain Jewish News

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

District Court, Jefferson County

Case No. 2024PR030739

In the Matter of the Estate of

RODGER L. ZERR, Deceased.

All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Jefferson County, Colorado on or before November 5, 2024, or the claims may be forever barred.

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

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

Attorneys for the Personal Representative

Karavas & Kranz, P.C.

1123 Spruce Street, Suite 200

Boulder, CO 80302

Phone Number: 720-943-1095

E-mail: julie@jkklegal.com

FAX Number: 308-946-3071

First Publication: July 5, 2024

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

Denver Probate Court

Case No. 24PR241

In the Matter of the Estate of

IRENE ADAMS, aka IRENE E. ADAMS,

aka IRENE ELIZABETH ADAMS, Deceased.

All persons having claims against the above named estate are required to present them to the personal representative or to Denver Probate Court of the City and County of Denver, Colorado on or before 11/08/2024, or the claims may be forever barred.

KELLY ANN ETSCHIED

Personal Representative

11962 Ridge Pkwy #301

Broomfield, CO 80021

Phone Number: (303) 359-9075

E-mail: kellyetscheid@gmail.com

First Publication: July 5, 2024

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Published: Intermountain Jewish News

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

District Court, Adams County

Case No. 2024PR30413, Division T1

In the Matter of the Estate of

RUSSELL SCHLUNDT, Deceased.

All persons having claims against the above named estate are required to present them to the Special Administrator or to District Court of Adams, County, Colorado on or before November 5, 2024, or the claims may be forever barred.

Christopher Turner,
Public Administrator, 17th Judicial District

Special Administrator

1760 Gaylord Street

Denver, CO 80206

Christopher Turner, #43245

Public Administrator

GANTENBEIN LAW FIRM LLC

1760 Gaylord Street

Denver, CO 80206

Phone 720-593-8295

Fax 720-442-8051

christopher@gantenbeinlaw.com

First Publication: July 5, 2024

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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. 2024-000192 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. 2024-000184 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 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 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
2022 Demco AT7000P	083206
2000 Freightliner FLD120	F59194
1999 HD Sportster	124987
2013 Chevy Cruze	181616
1928 Ford Model A	922323

Date of Publication: July 5, 2024

Published: Intermountain Jewish News

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. 2024-000186 To Whom It May Concern: On 4/30/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOHN H HERNANDEZ and MELISSIA M MATHIS Original Beneficiary: LONG BEACH MORTGAGE COMPANY Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-3, ASSET-BACKED CERTIFICATES, SERIES 2005-3 Date of Deed of Trust (DOT): 5/04/2005 Recorded Date of DOT: 5/12/2005 Reception No. of DOT: 2005079048 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$118,400.00 Outstanding Principal Amount as of the date hereof: \$113,925.88 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 47 AND 48, BLOCK 2, BURNS BRENTWOOD SUBDIVISION FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2090 S KING STREET, DENVER, COLORADO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of 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-24-989277-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000158 To Whom It May Concern: On 4/15/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARGUERITE M. ZAMBRANO Original Beneficiary: FIRSTBANK

Current Holder of Evidence of Debt: FIRSTBANK Date of Deed of Trust (DOT): 11/02/2017 Recorded Date of DOT: 11/13/2017 Reception No. of DOT: 2017148540 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$32,800.00 Outstanding Principal Amount as of the date hereof: \$17,696.63 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED IS OR ARE AS FOLLOWS: DEFAULT ON PAYMENTS DUE UNDER THE DEBT OR DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THAT PART OF BLOCK 11, SHARON PARK, BEGINNING ON THE SOUTH LINE OF SAID BLOCK, 414.67 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK, THENCE WEST 65 FEET: THEN NORTH TO SOUTH LINE OF WEST AMHERST; THEN EAST 65 FEET; THENCE SOUTH TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3074 WEST AMHERST AVENUE, DENVER, CO 80236

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 15, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/21/2024 Last Publication: 7/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/11/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: LEWIS ROCA ROTHGERBER CHRISTIE LLP Denver Registration #: 40449 TREVOR G BARTEL, 1601 19TH STREET, SUITE 1000, DENVER, CO 80202 Phone #: 303-623-9000 Fax #: 303-623-9222 Attorney File #: 230403-00414

PUBLIC NOTICE

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°41'13" 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. 2024-000187 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. 2024-000180 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: LORENZO CONTRERAS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 11/20/2017 Recorded Date of DOT: 1/09/2018 Reception

No. of DOT: 2018003247 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$314,204.00 Outstanding Principal Amount as of the date hereof: \$287,451.61 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 SOUTH 5 FEET OF LOT 7 AND THE NORTH 45 FEET OF LOT 8, BLOCK 4, MANLEA SUBDIVISION SECOND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 810 S. VRAIN 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 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 #: 19-023113

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000160 To Whom It May Concern: On 4/15/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: BRITTANY NNOROM Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR W.J. BRADLEY MORTGAGE CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: TOWNE MORTGAGE COMPANY Date of Deed of Trust (DOT): 4/26/2013 Recorded Date of DOT: 5/01/2013 Reception No. of DOT: 2013061813 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$54,003.00 Outstanding Principal Amount as of the date hereof: \$41,508.18 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT NO. 102, BUILDING 7615, WHISPERING PINES WEST CONDOMINIUMS, A CONDOMINIUM IN ACCORDANCE WITH THE DECLARATION RECORDED ON NOVEMBER 6, 1978, IN BOOK 1785 AT PAGE 2, AND AMENDED JANUARY 30, 1979, IN BOOK 1842 AT PAGE 179, AND THE CONDOMINIUM MAP RECORDED ON JANUARY 23, 1979, IN BOOK C10 AT PAGE 1 OF THE CITY AND COUNTY OF DENVER RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 7615 E. QUINCY AVENUE APT 102, DENVER, CO 80237

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 15, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/21/2024 Last Publication: 7/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/11/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO23008

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000144 To Whom It May Concern: On 4/01/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ZAC DEBRUN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, ITS SUCESSORS AND ASSIGNS Current Holder of Evidence of Debt: GUILD MORTGAGE COMPANY LLC Date of Deed of Trust (DOT): 12/15/2021 Recorded Date of DOT: 12/16/2021 Reception No.of DOT: 2021229757 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$370,405.00 Outstanding Principal Amount as of the date hereof: \$368,612.61 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE NORTHERLY 17.70 FEET OF THE SOUTHERLY 71.35 FEET OF LOTS 15 AND 16, BLOCK 3, PEABODYS SUBDIVISION OF BLOCK 3 OF BROADWAY TERRACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 510 CHEROKEE ST, DENVER, CO 80204

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-24-987215-LL

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

District Court, Arapahoe County

Case No. 24PR30228, Division: 12

In the Matter of the Estate of

CHARLES THOMAS SCHRENK, Deceased.

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

Justin Schrenk

Personal Representative

5800 Highland Plaza Dr., Apt. #367

ST. Louis, MO 63110

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

Attorney for Personal Representative

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

35 Jersey Street

Denver, CO 80220

Phone Number: 303-909-6474

FAX Number: 303-388-8141

E-mail: annkiley@msn.com

First Publication: June 21, 2024

Second Publication: June 28, 2024

Third Publication: July 5, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2024PR30713

In the Matter of the Estate of

HELEN SONDRASIMMS HARRIS, Deceased.

All persons having claims against the above named estate are required to present them to the personal representative or to Denver Probate Court of the City and County of Denver, Colorado on or before October 28, 2024, or the claims may be forever barred.

JULIE M. KARAVAS (#45394)

Personal Representative

1123 Spruce Street, Suite 200

Boulder, CO 80302

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

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

Attorneys for the Personal Representative

Karavas & Kranz, P.C.

1123 Spruce Street, Suite 200

Boulder, CO 80302

Phone Number: 720-943-1095

E-mail: julie@jkklegal.com

FAX Number: 308-946-2503

First Publication: June 28, 2024

Second Publication: July 5, 2024

Third Publication: July 12, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2024PR30612

In the Matter of the Estate of

STEPHEN IRA LYMAN, Deceased.

All persons having claims against the above named estate are required to present them to the personal representative or to Denver Probate Court of the City and County of Denver, Colorado on or before October 28, 2024, or the claims may be forever barred.

JOHN LYMAN

Personal Representative

c/o Lori L. Kalata, Esq.

Foster Graham Milstein & Calisher, LLP

360 S. Garfield St., 6th Floor

Denver, Colorado 80209

(303) 333-9810

lkalata@fostergraham.com

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

Attorney for the Personal Representative

Foster Graham Milstein & Calisher, LLP

360 S. Garfield Street, 6th Floor

Denver, Colorado 80209

Phone Number: 303-333-9810

FAX Number: 303-333-9786

Email: lkalata@fostergraham.com

First Publication: June 28, 2024

Second Publication: July 5, 2024

Third Publication: July 12, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000175 To Whom It May Concern: On 4/23/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DAN J. TERRAZAS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP. Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC Date of Deed of Trust (DOT): 4/30/2008 Recorded Date of DOT: 5/15/2008 Reception No. of DOT: 2008067573 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$174,478.00 Outstanding Principal Amount as of the date hereof: \$98,293.91 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 4, BLOCK 5, SOUTHLAWN GARDENS BEING THE SAME PROPERTY CONVEYED TO DAN J. TERRAZAS BY DEED FROM DAN J. TERRAZAS AND JUANITA I. TERRAZAS RECORDED 10/01/1999 IN DOCUMENT NO. 9900172681, IN THE OFFICE OF THE CLERK AND RECORDER OF DENVER COUNTY, COLORADO. Which has the address of 2784 WESLEY AVENUE, DENVER, CO 80219

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/28/2024 Last Publication: 7/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/18/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 24CO00113-1

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C00571, Division: Civil

Courtroom: 186

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

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

First Publication: June 28, 2024

Second Publication: July 5, 2024

Third Publication: July 12, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000178 To Whom It May Concern: On 4/25/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DENVER TEMPLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ROB DENVER, LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: FAIRBRIDGE STRATEGIC CAPITAL LLC, A DELAWARE LIMITED LIABILITY COMPANY Current Holder of Evidence of Debt: FAIRBRIDGE STRATEGIC CAPITAL LLC, A DELAWARE LIMITED LIABILITY COMPANY Date of Deed of Trust (DOT): 1/12/2023 Recorded Date of DOT: 1/13/2023 Reception No. of DOT: 2023003142 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$8,100,000.00 Outstanding Principal Amount as of the date hereof: \$9,103,818.09 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, GRANTOR'S FAILURE TO PAY THE FULL AMOUNT OF THE INDEBTEDNESS UPON THE MATURITY DATE OF FEBRUARY 1, 2024. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND THE NORTH 1/2 OF LOT 10, BLOCK 35, H.C. BROWN'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1770 SHERMAN STREET, DENVER, CO 80203

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/28/2024 Last Publication: 7/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/18/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: SENN VISCIANO CANGES PC Denver Registration #: 46821 JEREMY ROTHSTEIN ESQ, 1700 LINCOLN STREET, SUITE 2100, DENVER, CO 80203 Phone #: (303) 298-1122 Attorney File #: DENVER TEMPLE, LLC

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000176 To Whom It May Concern: On 4/23/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below

to be recorded in Denver County. Original Grantor: ROBERT KIRK SHALVEY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HIGHLANDS RESIDENTIAL MORTGAGE, LTD Current Holder of Evidence of Debt: FIFTH THIRD BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/16/2021 Recorded Date of DOT: 2/22/2021 Reception No. of DOT: 2021032226 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$386,000.00 Outstanding Principal Amount as of the date hereof: \$363,470.04 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 1, BLOCK 1, CHERRY STREET TOWNHOMES SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4610 EAST JEWELL AVENUE, DENVER, CO 80222

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

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

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. 2024-000168 To Whom It May Concern: On 4/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MCFADDEN DEVELOPMENT COMPANY, LLC Original Beneficiary: INDICATE CAPITAL REIT, LLC Current Holder of Evidence of Debt: INDICATE CAPITAL REIT, LLC Date of Deed of Trust (DOT): 4/28/2023 Recorded Date of DOT: 5/03/2023 Reception No. of DOT: 2023040842 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$266,000.00 Outstanding Principal Amount as of the date hereof: \$266,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS THAT WERE VIOLATED UNDER THE DEBT, THE DEED OF TRUST, OR BOTH, ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED ARE AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 7255 EAST QUINCY AVENUE, #206, DENVER, CO 80237

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

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

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000151 To Whom It May Concern: On 4/09/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ARIANNE K DOOLEY and JASON P DOOLEY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR M&T MORTGAGE CORPORATION Current Holder of Evidence of Debt: METROPOLITAN LIFE INSURANCE COMPANY Date of Deed of Trust (DOT): 11/10/2005 Recorded Date of DOT: 11/25/2005 Reception No. of DOT: 2005201397 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$176,000.00 Outstanding Principal Amount as of the date hereof: \$163,386.22 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 10, BLOCK 13, SUNSET TERRACE NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4331 EAST UTAH PLACE, DENVER, CO 80222

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 8, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/14/2024 Last Publication: 7/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/04/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010097715

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24CV342, Courtroom: 320

Public Notice is given on 5/03/24 that a Petition for a Change of Name of a Minor Child has been filed with the DENVER DISTRICT Court.

The Petition requests that the name of EMERY LAILA ROSE DOUGLAS-THOMAS be changed to EMERY LAILA ROSE DOUGLAS-SYLVESTER.

First Publication: June 28, 2024

Second Publication: July 5, 2024

Third Publication: July 12, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000155 To Whom It May Concern: On 4/10/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: RAFAELA MORALES and MARTIN H. MORALES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR CLARION MORTGAGE CAPITAL, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 5/01/2003 Recorded Date of DOT: 5/26/2003 Reception No. of DOT: 2003102551 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$70,000.00 Outstanding Principal Amount as of the date hereof: \$30,053.53 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND

THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 25 AND THE SOUTH 1/3 OF LOT 24, IN THE SUBDIVISION OF LOTS 1&2 AND PART OF LOT 4, BLOCK 8, SUNNYSIDE ADDITION TO THE CITY OF DENVER, STATE OF COLORADO. Which has the address of 3825 QUIVAS ST., DENVER, COLORADO 80211

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 8, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/14/2024 Last Publication: 7/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/04/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-24-987538-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000156 To Whom It May Concern: On 4/10/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MICHAEL DEAN SPAULDING Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 9/17/2021 Recorded Date of DOT: 9/17/2021 Reception No. of DOT: 2021178167 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$348,570.00 Outstanding Principal Amount as of the date hereof: \$340,996.29 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

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

Legal Description of the Real Property: LOT 28, BLOCK 13, GUNNISON HEIGHTS, FILING NO, 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1635 S QUIVAS ST, DENVER, CO 80223

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 8, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/14/2024 Last Publication: 7/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/04/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-032150

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

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

Intermountain Jewish News

Legal Notices, July 5, 2024

www.ijn.com/legal-notice

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

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

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

JOHN T. SNOW, Esq. #34957
TORIE L. HUDDLESTON, Esq. #58540
Attorneys for the Personal Representative
Hackstaff Snow Atkinson & Griess, LLC
5105 DTC Parkway, Ste. 312
Greenwood Village, CO80111
Phone Number: 303.534.4317
FAX Number: 303.534.4309
First Publication: June 21, 2024
Second Publication: June 28, 2024
Third Publication: July 5, 2024
Published: Intermountain Jewish News

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

District Court, Jefferson County

Case Number: 2024PR30670, Division: 11, Courtroom: 140

In the Matter of the Estate of

EMMA JANE SCOTT, Deceased.

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

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

Julie Karavas, Esq. Atty. Reg. #: 45394
Thomas Kranz, Esq. Atty. Reg. #: 40421
Attorneys for the Personal Representative
Karavas & Kranz, P.C.
1123 Spruce Street, Suite 200
Boulder, CO 80302
Phone Number: 720-943-1095
E-mail: julie@jkklegal.com
FAX Number: 308-946-2503
First Publication: June 21, 2024
Second Publication: June 28, 2024
Third Publication: July 5, 2024
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000159 To Whom It May Concern: On 4/15/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: IGNACIO AGUERREVERE BAZO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TITAN MUTUAL LENDING INC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SELECT PORTFOLIO SERVICING, INC. Date of Deed of Trust (DOT): 11/19/2020 Recorded Date of DOT: 12/01/2020 Reception No.of DOT: 2020200370 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$225,200.00 Outstanding Principal Amount as of the date hereof: \$212,638.77 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1020 15TH STREET APT 27K, DENVER, COLORADO 80202-2312

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 15, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law.

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/21/2024 Last Publication: 7/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/11/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 24423 HOLLY R SHILLIDAY, 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 Phone #: 8773696122 Attorney File #: CO-24-973771-LL

EXHIBIT A

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000146 To Whom It May Concern: On 4/03/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: WILLIAM K. SCHEITLER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PINGORA LOAN SERVICING, LLC Date of Deed of Trust (DOT): 10/18/2018 Recorded Date of DOT: 10/25/2018 Reception No. of DOT: 2018138440 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$354,500.00 Outstanding Principal Amount as of the date hereof: \$327,513.32 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 35 TO 38, BLOCK 19, RESUBDIVISION OF PART OF COTTAGE HILL, BLOCK 17, 19, 22, 23 AND LOTS 1 TO 21, INCLUSIVE, BLOCK 20, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3313 YATES STREET, DENVER, CO 80212

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: IDEA LAW GROUP, LLC Denver Registration #: 34682 JENNIFER C ROGERS, 4100 E. MISSISSIPPI AVE., STE 420, DENVER, CO 80246 Phone #: 877-353-2146 Attorney File #: SCHEITLER/48138581

PUBLIC NOTICE

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

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000165 To Whom It May Concern: On 4/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SUSAN C EVANS Original Beneficiary: BANK OF AMERICA, N.A. Current Holder of Evidence of Debt: BANK OF AMERICA, N.A. Date of Deed of Trust (DOT): 9/20/2013 Recorded Date of DOT: 10/07/2013 Reception No. of DOT: 2013147353 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$35,800.00 Outstanding Principal Amount as of the date hereof: \$28,347.83 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

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

Legal Description of the Real Property: LOT 28, FOUNTAIN COURT, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1060 S PARKER RD APT 28, DENVER, CO 80231

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

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/28/2024 Last Publication: 7/26/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/18/2024 Paul Lopez DENVER

COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-032204

PUBLIC NOTICE

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

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 15, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/21/2024 Last Publication: 7/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/11/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO23075

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000171 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. 2024-000148 To Whom It May Concern: On 4/03/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ZAYNAB SEPAHI Original Beneficiary: PREMIER MEMBERS CU Current Holder of Evidence of Debt: PREMIER MEMBERS CREDIT UNION Date of Deed of Trust (DOT): 5/09/2022 Recorded Date of DOT: 5/13/2022 Reception No. of DOT: 2022065305 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$150,000.00 Outstanding Principal Amount as of the date hereof: \$149,806.75 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE INSTALLMENT PAYMENTS OF PRINCIPAL, INTEREST, TAXES AND/OR INSURANCE AS PROVIDED FOR IN THE DEED OF TRUST AND CREDIT AGREEMENT. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 7 AND THE NORTH 1/2 OF LOT 8, BLOCK 46, FIRST ADDITION TO SWANSEA, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4026 STEELE ST., DENVER, CO 80216-4148

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HOLST & TEHRANI, LLP Denver Registration #: 44076 IMAN TEHRANI, PO BOX 298, 514 KIMBARK ST, LONGMONT, CO 80502-0298 Phone #: (303) 772-6666 Fax #: (303) 772-2822 Attorney File #: 4026 STEELE ST.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000166 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. 2024-000145 To Whom It May Concern: On 4/02/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ANNA LOPEZ and SANDRA LOPEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR ALLY BANK CORP. F/K/A GMAC BANK Current Holder of Evidence of Debt: PHH MORTGAGE CORPORATION Date of Deed of Trust (DOT): 7/29/2010 Recorded Date of DOT: 8/10/2010 Reception No.of DOT: 2010089115 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$255,400.00 Outstanding Principal Amount as of the date hereof: \$227,774.27 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 15, BLOCK 17, BEAR VALLEY WEST, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2996 S UPHAM ST, DENVER, CO 80227-3570

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010048247

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000142 To Whom It May Concern: On 3/29/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARY J GESTNER, BRUCE A GESTNER and BRUCE M. GESTNER Original Beneficiary: WESTERRA CREDIT UNION Current Holder of Evidence of Debt: WESTERRA CREDIT UNION Date of Deed of Trust (DOT): 2/16/2018 Recorded Date of DOT: 2/21/2018 Reception No.of DOT: 2018019963 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$200,000.00 Outstanding Principal Amount as of the date hereof: \$180,010.49 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST AS FOLLOWS: FAILURE TO PAY INSTALLMENTS OF PRINCIPAL AND INTEREST, TOGETHER WITH OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 9, BLOCK 2, HARVEY PARK ADDITION FILING NO. 14, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 2764 S RALEIGH ST, DENVER, COLORADO 80236

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BROWN DUNNING WALKER FEIN DRUSCH PC Denver Registration #: 10181 NEAL K DUNNING, BROWN DUNNING WALKER FEIN DRUSCH PC, 7995 E PRENTICE AVE, STE 101E, GREENWOOD VILLAGE, CO 80111 Phone #: (303) 329-3363 Attorney File #: 3085-186

PUBLIC NOTICE

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

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-24-987527-LL

PUBLIC NOTICE

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

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

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

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

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

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

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000173 To Whom It May Concern: On 4/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JULIE R PRILLING Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR ENCORE CREDIT CORP. A CALIFORNIA CORPORATION Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2006-HE3 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HE3 Date of Deed of Trust (DOT): 5/02/2006 Recorded Date of DOT: 5/10/2006 Reception No. of DOT: 2006072708 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$168,800.00 Outstanding Principal Amount as of the date hereof: \$130,610.78 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

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

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

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

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

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000140 To Whom It May Concern: On 3/29/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: NATASHA Y KUCHIK and YURIY L KUCHIK Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ETHOS LENDING LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PHH MORTGAGE CORPORATION Date of Deed of Trust (DOT): 3/16/2018 Recorded Date of DOT: 3/19/2018 Reception No. of DOT: 2018032135 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$123,675.00 Outstanding Principal Amount as of the date hereof: \$112,765.06 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS

AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 8060 E GIRARD AVE UNIT 102, DENVER, CO 80231 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-032095

2024-000140

LEGAL DESCRIPTION

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000154 To Whom It May Concern: On 4/10/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JEANETTE PLANEGGER and KEVIN PLANEGGER Original Beneficiary: ANDY FELD AND JULIE FELD 14.89%, KENNETH GOLDBERG DEFINED CONTRIBUTION PLAN 42.555% AND MARC LIPPITT 42.555% Current Holder of Evidence of Debt: ANDY FELD AND JULIE FELD 14.89%, KENNETH GOLDBERG DEFINED CONTRIBUTION PLAN 42.555% AND MARC LIPPITT 42.555% Date of Deed of Trust (DOT): 3/01/2019 Recorded Date of DOT: 3/07/2019 Reception No. of DOT: 2019027383 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$235,000.00 Outstanding Principal Amount as of the date hereof: \$235,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE PAYMENTS ON SAID INDEBTEDNESS WHEN THE SAME WERE DUE AND OWING, AND THE LEGAL HOLDER OF THE INDEBTEDNESS HAS ACCELERATED THE SAME AND DECLARED THE SAME IMMEDIATELY FULLY DUE AND PAYABLE. THE LIEN FORECLOSED MAY not BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 3090 WEST 41ST AVENUE, DENVER, CO 80211

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 8, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/14/2024 Last Publication: 7/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/04/2024 Paul Lopez Denver County Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MILLER & LAW, P.C. Denver Registration #: 35960 JENNIFER DUETTRA, 1900 W. LITTLETON BOULEVARD, LITTLETON, CO 80120 Phone #: 303-722-6500 Attorney File #: 3090 WEST 41ST AVENUE

EXHIBIT A

LEGAL DESCRIPTION

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000136 To Whom It May Concern: On 3/29/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: STEELE STREET RE LLC Original Beneficiary: LEAD FUNDING, LLC Current Holder of Evidence of Debt: LEAD FUNDING II, LLC Date of Deed of Trust (DOT): 8/24/2022 Recorded Date of DOT: 8/25/2022 Reception No. of DOT: 2022113364 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$8,000,000.00 Outstanding Principal Amount as of the date hereof: \$8,000,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID FIRST AMENDMENT TO DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 9 THROUGH 20, INCLUSIVE, BLOCK 31 PARK AVENUE ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1245 EAST COLFAX AVENUE, DENVER, COLORADO 80218 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/29/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 1245 EAST COLFAX AVENUE

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000125 To Whom It May Concern: On 3/29/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LUKE JOHNSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR CHERRY CREEK MORTGAGE, LLC Current Holder of Evidence of Debt: PENNYMAC LOAN SERVICES, LLC Date of Deed of Trust (DOT): 10/29/2021 Recorded Date of DOT: 11/02/2021 Reception No. of DOT: 2021205264 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$625,000.00 Outstanding Principal Amount as of the date hereof: \$602,786.25 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 3321 VRAIN ST, DENVER, CO 80212

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 Paul Lopez Denver County Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the

indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467
ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-
1375 Attorney File #: 22CO00188-2

LEGAL DESCRIPTION

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

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

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

To all interested persons and children of Decedent:

• SHERRY O'BRIAN

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

Property:

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

Location of Property: Weld County, Colorado

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

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

Date: July 24, 2024

Time: 8:00 Courtroom or Division: 1

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

Note:

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

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

Wayne E. Vaden, Esq. (#21026)

Sydney C. Merrell, Esq. (#57396)

Attorneys for the Personal Representative

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B

Denver, CO 80239

(303) 377-2933 Voice

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

First Publication: June 21, 2024

Second Publication: June 28, 2024

Third Publication: July 5, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000141 To Whom It May Concern: On 4/02/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SO YOU'RE TELLING ME THERE'S A CHANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY Original Beneficiary: STEARNS BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: STEARNS BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/03/2022 Recorded Date of DOT: 2/07/2022 Reception No. of DOT: 2022017183 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,337,500.00 Outstanding Principal Amount as of the date hereof: \$2,475,469.69 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 5304 E. COLFAX AVE., DENVER, CO 80220-1308

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realtorclose.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.realtorclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: FAIRFIELD AND WOODS, P.C. Denver Registration #: 52560 CONNER G EVERSOLE, 1801 CALIFORNIA STREET, SUITE 2600, DENVER, CO 80202 Phone #: (303) 830-2400 Attorney File #: 16634.001

LEGAL DESCRIPTION

A tract of land situated in the North 1/2 of Section 6, Township 4 South, Range 67 West of the 6th Principal Meridian, said tract being Plot 73 and the North 25 feet of Plot 74. Block 10 of BELLEVUE, a subdivision recorded In Plat Book 4, at Page 2, more particularly described as follows: Beginning at the most Northwesterly corner of Block 10 of said BELLEVUE subdivision, said point being on the East right-of-way line of Glencoe Street and on the South right-of-way line of East Colfax Avenue, and considering the South right-of-way line of East Colfax to bear North 90°00'00" East, with all bearings contained herein relative thereto; thence along said South right-of-way line of East Colfax Avenue, North 90°00'00" East, 124.86 feet; thence departing said right-of-way line, South 00°10'43" West, 170.56 feet; thence South 89°57'00" West, 124.71 feet to a point, said point being on the East right-of-way line of Glencoe Street; thence along said right-of-way line, North 00°07'36" East, 170.76 feet to the point of beginning,

EXCEPT the Easterly 8 feet of said Plots, as described In Ordinance No. 61, Series of 1936, as amended by Ordinance No. 144, Series of 2007, recorded March 30, 2007, at Reception Number 2007050521.

AND EXCEPT that portion of Plot 73 conveyed to the City and County of Denver, by Warranty Deed recorded February 21, 2007, at Reception Number 2007029345.

AND EXCEPT that portion of Plot 73 conveyed to the City and County of Denver, by Warranty Deed recorded February 21, 2007, at Reception Number 2007029346.

TOGETHER WITH that portion of vacated alley adjoining Plot 73, as described in Ordinance No. 144, Series of 2007, recorded March 30, 2007, at Reception Number 2007050521.

City and County of Denver, State of Colorado.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000162 To Whom It May Concern: On 4/16/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: AARON CHIKUMA and KYLE TAWARA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 10/25/2019 Recorded Date of DOT: 10/31/2019 Reception No. of DOT: 2019152078 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$230,000.00 Outstanding Principal Amount as of the date hereof: \$214,103.69 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 8952 E 47TH AVE, DENVER, COLORADO 80238-3968

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 15, 2024, Online at <https://www.denver.realtorclose.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.realtorclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/21/2024 Last Publication: 7/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/11/2024 Paul Lopez DENVER

COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 24423 HOLLY R SHILLIDAY, 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 Phone #: 8773696122 Attorney File #: CO-24-988395-LL

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1E

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

DISTRICT COURT, CITY AND COUNTY OF DENVER, COLORADO

1437 Bannock St.

Denver, CO 80202

Plaintiffs and Judgment Creditors:

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

v.

Defendant and Judgment Debtor:

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

Attorneys for Plaintiffs and Judgment Creditors:

Phillip A. Parrott, #11828

Margaret R. Pflueger, #39780

Lara Gabrys, # 51269

Campbell, Killin, Brittan & Ray, LLC

270 St. Paul Street, Suite 300

Denver, Colorado 80206

Phone: 303-322-3400

pparrott@ckbriaw.com

mpflueger@ckbriaw.com

larbys@ckbriaw.com

Case No.: 2023CV032364

Division: 466

NOTICE OF SHERIFF'S SALE

TO THE ABOVE-NAMED DEFENDANTS, Please take notice:

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

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

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

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

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

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

NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM

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

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

Intermountain Jewish News

Legal Notices, July 5, 2024

www.ijn.com/legal-notice

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

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

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

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

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

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

Dated this 16th day of May, 2024.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

Attorneys for Plaintiffs

Campbell Killin Brittin & Ray, LLC

270 St. Paul Street, Suite 200

Denver, Colorado 80206

First Publication: June 14, 2024

Last Publication: July 12, 2024

Published In: The Intermountain Jewish News