

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

Denver Probate Court

Case No. 2024PR30861

In the Matter of the Estate of

J. Brian Hamilton, a/k/a John Brian Hamilton, a/k/a Brian Hamilton, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative, or to the Denver Probate Court, Colorado on or before December 16, 2024, or the claims may be forever barred.

Paige A. Hamilton
Personal Representative
c/o Kathleen M. Johnson
Sherman & Howard L.L.C.
675 Fifteenth Street, Ste. 2300
Denver, Colorado 80202

Kathleen M. Johnson (#39585)

Ashlyn N. Fiscus (#55310)

Attorneys for Personal Representative

Sherman & Howard L.L.C.

675 Fifteenth Street, Ste. 2300

Denver, Colorado 80202

Phone Number: (303) 297-2900

FAX Number: (303) 298-0940

E-mail: kjohnson@shermanhoward.com

afiscus@shermanhoward.com

First Publication: August 16, 2024

Second Publication: August 23, 2024

Third Publication: August 30, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **JDS TOWING, LLC**, PUC: T-04685, Address: 18700 Smith Road, Aurora CO80011, Phone: 720-415-7236.

Year/Make/Model	Vin #
2008 Nissan Sentra	617282

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NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **D.E.N. Towing Specialists, LLC**, abandoned vehicle sale: Address: 10205 Brighton Rd., Henderson, CO 80640, Phone: 303-859-5522.

YEAR/MAKE/MODEL	VIN
2007 AUDI Q7	067753
1989 BMW 325	259460
1997 HONDA ACCORD	010805
1989 DODGE RAIDER	015626
1995 KAWASKI EX250-F	046411
2007 LONCIN GROUP IMPORT&EXPORT RS250	000583
1964 FORD GALAXIE	123524
1999 GMC SAVANA	144617
1980 DODGE D10	107751

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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000236 To Whom It May Concern: On 6/07/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: HARRY E RIDER, JR Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 6/21/2010 Recorded Date of DOT: 6/29/2010 Reception No.of DOT: 2010071304 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$183,300.00 Outstanding Principal Amount as of the date hereof: \$133,660.85 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 33 AND 34, BLOCK 6 UNIVERSITY PARK AMENDED MAP, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1941 S CLAYTON ST, DENVER, CO 80210

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 October 10, 2024, Online at <https://www.denver.realestate.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.realestate.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: 8/16/2024 Last Publication: 9/13/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/06/2024 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 #: 19-022320

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: 08/16/2024:

STOCK	YEAR	MAKE/MODEL	VIN
339853	1999	Chevrolet Astro Van	196464
339858	2005	Chevrolet Aveo	462109
339848	2017	Ford Explorer	C46243
339859	2012	Honda Civic	540392
339863	2010	Nissan Xterra	506634
339860	1981	Suzuki Touring	100385

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NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN #
2015 BMW 3 Series	546646
1972 Oldsmobile Cutlass	183462

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

**Arapahoe County District Court
Case No. 24PR30808, Division: CLX
In the Matter of the Estate of
NORMA LEE BOBST, Deceased.**

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

Lotus Fiduciary Services, inc.
Personal Representative
7315 E. Orchard Rd., Suite 100
Greenwood Village, CO 80111

Ann C. Kiley

Attorney for Personal Representative

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

35 Jersey Street

Denver, CO 80220

Phone Number: 303-909-6474

E-mail: annkiley@msn.com

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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000237 To Whom It May Concern: On 6/10/2024 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: JUAN R MIRELES-ROSALES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 9/23/2016 Recorded Date of DOT: 10/03/2016 Reception No. of DOT: 2016136128 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$345,624.00 Outstanding Principal Amount as of the date hereof: \$354,515.29 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.

PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON MARCH 9, 2022, AT RECEPTION NO. 2022033174 TO CORRECT LEGAL DESCRIPTION. 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 3330 W UNION AVENUE, ENGLEWOOD, CO 80110 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 October 10, 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: 8/16/2024 Last Publication: 9/13/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/06/2024 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 #: 18-018600

LEGAL DESCRIPTION

LOT 15, BLOCK 3, TRUMAC SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, AND TOGETHER WITH:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 17, BLOCK 33, CENTENNIAL ACRES, FIFTH FILING, CITY AND COUNTY OF DENVER, THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 17 A DISTANCE OF 21.69 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT OF BEGINNING BEING THE MOST SOUTHERLY CORNER OF LOT 15, BLOCK 3, TRUMAC SUBDIVISION; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 17 A DISTANCE OF 53.31 FEET; THENCE SOUTHEASTERLY PERPENDICULAR TO THE LAST DESCRIBED LINE 8.9 FEET; THENCE SOUTHWESTERLY 53.31 FEET TO A POINT WHICH LIES 8.4 FEET SOUTHEASTERLY AS MEASURED PERPENDICULAR TO SAID NORTHWESTERLY LINE FROM THE MOST SOUTHERLY CORNER OF SAID LOT 15; THENCE NORTHWESTERLY 8.4 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING, SECTION 8, T5S R68W 6TH PM, CITY AND COUNTY OF DENVER, STATE OF COLORADO

NOTICE OF SALE BY ELITE TOWING & RECOVERY

7070 Smith Rd
Denver, Co 80207
720-295-6062

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

YEAR/MAKE/MODEL	VIN #
2010 FORD F-150	E03815
2003 TOYOTA COROLLA	005131
2015 NISSAN PATHFINDER	662538
2003 HONDA ODYSSEY EXL	117216
2012 NISSAN ALTIMA	480525
2006 HONDA ODYSSEY EXL	056411
2007 VOLVO XC90	334180
1998 DODGE RAM 1500	224706
2007 NISSAN QUEST	135624

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

**Denver Probate Court
Case No. 2024PR30840
In the Matter of the Estate of
NEAL QUALKINBUSH, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado on or before December 22, 2024 or the claims may be forever barred.

VAN QUALKINBUSH
Personal Co-Representative
6915 Elmwood Ave.
Cheyenne, WY 82007
SUSAN AGNES
Personal Co-Representative
1480 N. Lauppe Rd.
Calhan, CO 80808

JOHN A. BERMAN, Esq. Reg. No. 6695
Attorney for the Personal Co-Representatives
1737 Gaylord Street
Denver, CO 80206
(303) 832-7645 phone
(303) 832-1188 fax
jab@jaberman.com email
First Publication: August 16, 2024
Second Publication: August 23, 2024
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NOTICE OF SALE

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

YEAR/MAKE/MODEL VIN
1952 CHEVY 3100 PICKUP H28587
Date of Publication: August 16, 2024
Published: Intermountain Jewish News

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

**Denver Probate Court
Case No. 2023PR30760
In the Matter of the Estate of
BENINA M. DURAN, Deceased.**

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

Wayne E. Vaden, Esq. (#21026)
Sydney C. Merrell, Esq. (#57396)
Attorneys for the Personal Representative
CITY PARK LAW GROUP, LLC
12075 E. 45th Avenue, Suite 100-B
Denver, CO 80239
(303) 377-2933 Voice
(303) 377-2834 Facsimile w.vaden@cityparklaw.com s.merrell@cityparklaw.com
First Publication: August 16, 2024
Second Publication: August 23, 2024
Third Publication: August 30, 2024
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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000243 To Whom It May Concern: On 6/12/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARVIN E. HEATH Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FINANCE OF AMERICA REVERSE LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC Date of Deed of Trust (DOT): 9/22/2020 Recorded Date of DOT: 10/07/2020 Reception No. of DOT: 2020164888 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$622,500.00 Outstanding Principal Amount as of the date hereof: \$223,955.26 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST INCLUDING: BUT NOT LIMITED TO THE DEATH OF THE BORROWER. 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 23, ATHMAR PARK UNIT NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Which has the address of 1961 W KENTUCKY AVENUE, DENVER, CO 80223

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 10, 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: 8/16/2024 Last Publication: 9/13/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/06/2024 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 #: CO23283

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000241 To Whom It May Concern: On 6/12/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ROSE ARLENE GARCIA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PACIFIC REPUBLIC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR 2002-CB5 TRUST, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2002-CB5 Date of Deed of Trust (DOT): 10/17/2001 Recorded Date of DOT: 10/25/2001 Reception No. of DOT: 2001181488 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$290,100.00 Outstanding Principal Amount as of the date hereof: \$246,194.92 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: THE EAST 57 FEET OF LOTS 1 AND 2, BLOCK 4, KETTLE'S ADDITION TO DENVER, CITY AND COUNTY DENVER, STATE OF COLORADO.

Which has the address of 114 EAST 2ND AVENUE, 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 October 10, 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: 8/16/2024 Last Publication: 9/13/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/06/2024 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 #: 19-022659

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000240 To Whom It May Concern: On 6/13/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SPEROS KOSTAS VOURIOTIS, II Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ARC HOME LLC Current Holder of Evidence of Debt: CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF GCAT 2021-NQM4 TRUST Date of Deed of Trust (DOT): 3/23/2021 Recorded Date of DOT: 4/05/2021 Reception No. of DOT: 2021062304 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$276,250.00 Outstanding Principal Amount as of the date hereof: \$276,250.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF

SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 39 & 40, BLOCK 8, KETTLES ADDITION TO DENVER, EXCEPT THE EAST 56.00 FEET THEREOF, AND EXCEPT THE WEST 42.08 FEET THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 226 E. 3RD AVE, 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 October 10, 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: 8/16/2024 Last Publication: 9/13/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/06/2024 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 #: 00000010138873

Public Notice for vehicles to be sold by BEAR ENTERPRISE TOWING

Year/Make/Model	Vin #
1994 Trail King Trailer	015537
2008 Home Made Trailer	2903aa
1996 Freightliner TT	536878
1980 Pontiac TA	147105
1948 Ford F100 PU	229820

Bear Enterprise Towing

PUC: T-03984

Phone: 720-276-9412

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

Denver Probate Court

Case No. 2024PR300933

In the Matter of the Estate of

MARY ANN RIPTON, 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 January 1, 2025 or the claims may be forever barred.

MARTIN J. PLANK, Esq. Atty. Reg. #: 19928

Attorney for the Personal Representative

Martin J. Plank, P.C.

3900 E. Mexico Avenue, #820

Denver, Colorado 80210

Phone Number: (303) 584-0990

E-mail: mplank@martinplankpc.com

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

District Court, Jefferson County

Case No. 2024PR30372, Division: 11

In the Matter of the Estate of

FRED A. TSCHIFFELY, 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 January 1, 2025 or the claims may be forever barred.

MARTIN J. PLANK, Esq. Atty. Reg. #: 19928

Intermountain Jewish News

Legal Notices, August 16, 2024

www.ijn.com/legal-notice

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

Attorney for the Personal Representative

Martin J. Plank, P.C.

3900 E. Mexico Avenue, #820

Denver, Colorado 80210

Phone Number: (303) 584-0990

E-mail: mplank@martinplankpc.com

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

District Court, Arapahoe County

Case Number: 2024PR30667

In the Matter of the Estate of

Victor James Brown, 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 December 9, 2024, or the claims may be forever barred.

Amanda Brown

Personal Representative

c/o John Ferguson,

1999 Broadway Ste 770

Denver CO 80202

John A.M. Ferguson Jr. #53263

Hold Fast Legal LLC

For Amanda Brown

1999 Broadway Ste 770

Denver CO 80202

303-285-1080

John.ferguson@holdfastlegal.com

First Publication: August 9, 2024

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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000201 To Whom It May Concern: On 5/10/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JGL ENTERPRISE LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: CAPITAL FUND I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY Current Holder of Evidence of Debt: CAPITAL FUND REIT, LLC Date of Deed of Trust (DOT): 8/25/2021 Recorded Date of DOT: 8/27/2021 Reception No. of DOT: 2021163413 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$810,000.00 Outstanding Principal Amount as of the date hereof: \$580,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 39 AND 40, THE FREEHOLDERS RESUBDIVISION OF A PART OF BLOCK 10, OF WITTER AND COFIELD'S SUBDIVISION OF THE TOWN OF HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.....APN, 2322,14,019 Which has the address of 2357 GROVE ST, DENVER, CO 80211

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 12, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 7/19/2024 Last Publication: 8/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467

ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 23CO00375-1

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at **Tow-Pros, LLC**, 2541 Platte Place, Colorado Springs, CO 80907. 719-304-1147.

YEAR/MAKE/MODEL	VIN
2017 Toyota Corolla	932703

Date of Publication: August 16, 2024
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000242 To Whom It May Concern: On 6/12/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: FLOR LIZA OBANA and GODOFREDO OBANA Original Beneficiary: CHASE MANHATTAN MORTGAGE CORP. Current Holder of Evidence of Debt: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 10/04/2004 Recorded Date of DOT: 10/14/2004 Reception No. of DOT: 2004215497 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$356,800.00 Outstanding Principal Amount as of the date hereof: \$270,115.19 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 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 7 BLOCK 2 SOUTHMOOR PARK FILING NO THREE CITY AND COUNTY OF DENVER STATE OF COLORADO Which has the address of 3774 S POPLAR ST, DENVER, COLORADO 80237

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 10, 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: 8/16/2024 Last Publication: 9/13/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/06/2024 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-24-991148-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000235 To Whom It May Concern: On 6/07/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOHN K. MCDERMOTT and JULIE N. MCDERMOTT Original Beneficiary: FIRST NLC FINANCIAL SERVICES, LLC Current Holder of Evidence of Debt: HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF THE FIRST NLC TRUST 2005-1, CALLABLE MORTGAGE-BACKED NOTES, SERIES 2005-1 Date of Deed of Trust (DOT): 12/09/2004 Recorded Date of DOT: 1/11/2005 Reception No. of DOT: 2005005817 DOT Recorded in Denver County.

Original Principal Amount of Evidence of Debt: \$118,500.00 Outstanding Principal Amount as of the date hereof: \$131,119.45 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS TWENTY-THREE (23) AND TWENTY-FOUR (24), BLOCK EIGHT (8), TOWN OF SWANSEA, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4428 ELIZABETH STREET, DENVER, CO 80216

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 10, 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: 8/16/2024 Last Publication: 9/13/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/06/2024 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 #: 00000009537853

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

Denver Probate Court

Case No. 2024PR30809

In the Matter of the Estate of

PHYLLIS LYNN VAJDA, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the Denver Probate Court of the City and County of Denver, Colorado on or before December 9, 2024 or the claims may be forever barred.

Georgene Lefkowitz
Personal Representative
c/o Steven M. Weiser, Esq.
Foster Graham Milstein & Calisher, LLP
360 S. Garfield St., 6th Floor
Denver, Colorado 80209
(303) 333-9810

STEVEN M. WEISER, Esq. Atty. Reg. #: 27535

Attorney for the Personal Representative

Foster Graham Milstein & Calisher, LLP

360 S. Garfield St., 6th Floor

Denver, Colorado 80209

Phone Number: 303-333-9810

FAX Number: 303-333-9786

E-mail: sweiser@fostergraham.com

First Publication: August 9, 2024

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

Denver Probate Court

Case No. 2024PR30673

**In the Matter of the Estate of AUDREY HEATHER PRICE a/k/a AUDREY H. PRICE a/k/a AUDREY PRICE,
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 December 9, 2024 or the claims may be forever barred.

Steven Bennett Price
Personal Representative
1630 S. Milwaukee Street
Denver, CO 80210

Aaron M. Burton, #50865

Attorney for the Personal Representative

Robinson Waters & O'Dorisio, P.C.

1099 18th Street, Ste. 2600

Denver, CO 80202

Phone: (303) 297-2600

Email: aburton@rwolaw.com

First Publication: August 9, 2024

Second Publication: August 16, 2024

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Published: Intermountain Jewish News

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

District Court, Boulder County

Case Number: 2024PR30343

In the Matter of the Estate of Stefanie Ann Myers-Woodbury, Deceased.

Intermountain Jewish News

Legal Notices, August 16, 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 Boulder County, Colorado on or before December 9, 2024, or the claims may be forever barred.

Russell Woodbury
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 770
Denver CO 80202

John A.M. Ferguson Jr. #53263

Hold Fast Legal LLC

For Russell Woodbury

1999 Broadway Ste 770

Denver CO 80202

303-285-1080

John.ferguson@holdfastlegal.com

First Publication: August 9, 2024

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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000234 To Whom It May Concern: On 6/06/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: TARA L MACK and JAMES G MACK Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEW CENTURY MORTGAGE CORPORATION Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR3 Date of Deed of Trust (DOT): 12/07/2006 Recorded Date of DOT: 1/19/2007 Reception No. of DOT: 2007008796 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$284,400.00 Outstanding Principal Amount as of the date hereof: \$245,469.11 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 5, BLOCK 46, HAMPDEN HEIGHTS-FIFTH FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3066 S. ALTON CT, 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 October 3, 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: 8/09/2024 Last Publication: 9/06/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/30/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010159242

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

Denver Probate Court

Case No. 2024PR30870

In the Matter of the Estate of

DEVON A. BOWES aka DEVON BOWES, 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 December 9, 2024, or the claims may be forever barred.

Karen Bowes Fisher
Personal Representative
22236 131st Ave. SE
Kent, WA 98031

Intermountain Jewish News

Legal Notices, August 16, 2024

www.ijn.com/legal-notice

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

Alan E. Karsh, Atty. Reg. #: 1620
Attorney for the Personal Representative
Karsh Gabler Call PC
1658 Cole Blvd. Bldg. 6 Ste. G10
Lakewood, CO 80401
Phone Number: 303-759-9686
E-mail: akarsh@karshgabler.com
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NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.

Denver Probate Court

Case No. 2024PR030777, Division: 3

In the Matter of the Estate of

RENE CORRINE APODACA, 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 December 2, 2024, or the claims may be forever barred.

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

District Court, Adams County

Case Number: 2024PR30439

In the Matter of the Estate of

JACK LEROY DEAN, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Adams County, Colorado on or before December 9, 2024, or the claims may be forever barred.

Tammy Schultz
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 770
Denver CO 80202

John A.M. Ferguson Jr. #53263
Hold Fast Legal LLC
1999 Broadway Ste 770
Denver CO 80202
303-285-1080
John.ferguson@holdfastlegal.com
First Publication: August 9, 2024
Second Publication: August 16, 2024
Third Publication: August 23, 2024
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000227 To Whom It May Concern: On 6/04/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DAVID GUZMAN and MARIA GLORIA DAMIAN Original Beneficiary: CHERRY CREEK MORTGAGE CO., INC Current Holder of Evidence of Debt: CARRINGTON

MORTGAGE SERVICES, LLC Date of Deed of Trust (DOT): 2/22/1999 Recorded Date of DOT: 3/03/1999 Reception No. of DOT: 1999037744 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$79,050.00 Outstanding Principal Amount as of the date hereof: \$25,319.77 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 THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

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

Legal Description of the Real Property: LOTS 3 AND 4, BLOCK 29, RESUBDIVISION OF BLOCK 2, 6, 8, 23, 29, AND 34, CHELTENHAM HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1591 JULIAN STREET, 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 October 3, 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: 8/09/2024 Last Publication: 9/06/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/30/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: 24-032327

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000233 To Whom It May Concern: On 6/06/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ALICE A MARSH Original Beneficiary: WASHINGTON MUTUAL BANK, FA Current Holder of Evidence of Debt: LEGACY MORTGAGE ASSET TRUST 2018-RPL2 Date of Deed of Trust (DOT): 5/30/2003 Recorded Date of DOT: 6/23/2003 Reception No. of DOT: 2003124369 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$115,000.00 Outstanding Principal Amount as of the date hereof: \$60,727.74 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 302, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE B26 AND STORAGE SPACE NO. 38, ACCORDING TO THE CONDOMINIUM DECLARATION FOR PARK WASHINGTON CONDOMINIUMS RECORDED ON AUGUST 14, 1981, AT RECEPTION NO. 077050, AND FIRST AMENDMENT RECORDED DECEMBER 28, 1982, IN BOOK 2716 AT PAGE 294, AND THE MAP THEREOF RECORDED ON AUGUST 14, 1981, AT RECEPTION NO. 077051, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PURSUANT TO CORRECTIVE AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. § 38-35-109(5) RECORDED AUGUST 26, 2016 AT RECEPTION NO. 2016114807 Which has the address of 669 WASHINGTON ST #302, 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 October 3, 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: 8/09/2024 Last Publication: 9/06/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/30/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #:

59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010120558

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000232 To Whom It May Concern: On 6/06/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: WILLIAM MARTIN POWERS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERIFIRST FINANCIAL, INC. Current Holder of Evidence of Debt: ONSLOW BAY FINANCIAL LLC Date of Deed of Trust (DOT): 5/23/2016 Recorded Date of DOT: 5/31/2016 Reception No. of DOT: 2016070841 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$417,000.00 Outstanding Principal Amount as of the date hereof: \$403,883.44 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 7 AND 8, BLOCK 20, STEBBINS HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1330 SOUTH CORONA STREET, DENVER, CO 80210

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 October 3, 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: 8/09/2024 Last Publication: 9/06/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/30/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010157246

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

District Court, Adams County

Case No. 24PR30514

Division: T1 Courtroom: 305

In the Matter of the Estate of

JANET SUE ROBSON a/k/a JANET S. ROBSON a/k/a JANET ROBSON, Deceased.

All persons having claims against the above named estate are required to present them to the Personal Representative or to District Court of Adams, County, Colorado on or before December 2, 2024, or the claims may be forever barred.

Christopher Turner,
Public Administrator, 17th Judicial District
Personal Representative
1760 Gaylord Street
Denver, CO 80206

Christopher Turner, #43245
Public Administrator
GANTENBEIN LAW FIRM LLC
1760 Gaylord Street
Denver, CO 80206
Phone 720-593-8295
Fax 720-442-8051

christopher@gantenbeinlaw.com
First Publication: August 2, 2024
Second Publication: August 9, 2024
Third Publication: August 16, 2024
Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2024PR30758

In the Matter of the Estate of

JOHN LOUIS HAAS, Deceased.

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

Wayne E. Vaden, Esq. (#21026)

Sydney C. Merrell, Esq. (#57396)

Attorneys for the Personal Representative

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B

Denver, CO 80239

(303) 377-2933 Voice

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

First Publication: August 2, 2024

Second Publication: August 9, 2024

Third Publication: August 16, 2024

Published: Intermountain Jewish News

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

District Court, Adams County

Case No. 24PR30482

In the Matter of the Estate of

RONALD HOLMES a/k/a

RONALD W. HOLMES, 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 December 2, 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: August 2, 2024

Second Publication: August 9, 2024

Third Publication: August 16, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

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

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

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 12, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 7/19/2024 Last Publication: 8/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-032269

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C00787,

Division: Civil, Courtroom: 186

Public Notice is given on 7/22/24 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 ANTON GREGORY WEISSENBERG be changed to ANTON FRIEDRICH VALENTIN.

First Publication: August 2, 2024

Second Publication: August 9, 2024

Third Publication: August 16, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

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

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 19, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 7/26/2024 Last Publication: 8/23/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/16/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: IDEA LAW GROUP, LLC Denver Registration #: 34682 JENNIFER ROGERS, 4530 S. EASTERN AVE., STE. 10, LAS VEGAS, NV 89119 Phone #: 877-353-2146 Attorney File #: SALAZAR/48141482

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000214 To Whom It May Concern: On 5/21/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ZAYNAB SEPAHI Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 2/18/2021 Recorded Date of DOT: 2/23/2021 Reception No.of DOT: 2021033621 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$272,000.00 Outstanding Principal Amount as of the date hereof: \$256,629.58 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER

PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 7 AND THE NORTH 1/2 OF LOT 8, BLOCK 46, FIRST ADDITION TO SWANSEA, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4026 STEELE ST, DENVER, CO 80216 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 19, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 7/26/2024 Last Publication: 8/23/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/16/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010151157

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000245 To Whom It May Concern: On 6/13/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: WILLIAM E MENDEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: UNITED WHOLESALE MORTGAGE, LLC Date of Deed of Trust (DOT): 2/28/2023 Recorded Date of DOT: 3/01/2023 Reception No.of DOT: 2023017125 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt:

\$505,000.00 Outstanding Principal Amount as of the date hereof: \$503,413.63 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 12, BLOCK 35, HARVEY PARK ADDITION, FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2285 S NEWTON ST, 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 October 10, 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: 8/16/2024 Last Publication: 9/13/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/06/2024 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-24-991834-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000246 To Whom It May Concern: On 6/12/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOSE MANUEL MARTINEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: MIDFIRST BANK Date of Deed of Trust (DOT): 8/26/2015 Recorded Date of DOT: 9/02/2015 Reception No.of DOT: 2015124018 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$191,468.00 Outstanding Principal Amount as of the

date hereof: \$163,751.49 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 19, BLOCK 5, MONTBELLO NO. 28, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 14962 RANDOLPH PLACE, 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 October 10, 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: 8/16/2024 Last Publication: 9/13/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/06/2024 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 #: 22-028332

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000225 To Whom It May Concern: On 6/06/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: BRITTANY SARCONI Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 9/18/2020 Recorded Date of DOT: 9/23/2020 Reception No. of DOT: 2020155157 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$343,561.00 Outstanding Principal Amount as of the date hereof: \$319,694.64 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 2466 S DELAWARE STREET UNIT 5, 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 October 3, 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: 8/09/2024 Last Publication: 9/06/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/30/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: 24-032411

LEGAL DESCRIPTION

2466 SOUTH DELAWARE STREET UNIT 5:

A PARCEL OF LAND BEING A PORTION OF LOT 18 BLOCK 12, BREENLOW SUBDIVISION RECORDED IN BOOK 7 AT PAGE 34, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, LOCATED IN

THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 12, BREENLOW SUBDIVISION OF SOUTH DENVER, ALSO BEING THE SOUTHWEST CORNER OF A 4.00 FOOT RIGHT-OF-WAY DEDICATION RECORDED AS SPECIAL WARRANTY DEED AT RECEPTION NO. 2018153308; THENCE NORTH 89°52'40" EAST, ALONG THE SOUTH LINE OF SAID LOT 18 AND THE SOUTH LINE OF SAID 4.00 FOOT RIGHT-OF-WAY DEDICATION, A DISTANCE OF 4.00 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID RIGHT-OF-WAY DEDICATION AND THE POINT OF BEGINNING; THENCE NORTH 00°05'22" EAST, ALONG THE EAST LINE OF SAID 4.00 FOOT RIGHT-OF-WAY DEDICATION, A DISTANCE OF 25.00 FEET, SAID POINT BEING ON THE NORTH LINE OF SAID LOT 18, BLOCK 12; THENCE DEPARTING SAID EAST LINE, NORTH 89°52'32" EAST, ALONG SAID NORTH LINE LOT 18, A DISTANCE OF 30.97 FEET; THENCE DEPARTING SAID NORTH LINE LOT 18, SOUTH 00°07'20" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH LINE SAID LOT 18, BLOCK 12; THENCE SOUTH 89°52'40" WEST, ALONG SAID SOUTH LINE LOT 18, BLOCK 12, A DISTANCE OF 31.06 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE DENVER ASSESSOR PARCEL RECONFIGURATION RECORDED SEPTEMBER 8, 2020, AT RECEPTION NO. 2020143848M, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

AND

2466 SOUTH DELAWARE STREET PARKING 3:

A PARCEL OF LAND BEING A PORTION OF LOT 18 BLOCK 12, BREENLOW SUBDIVISION RECORDED IN BOOK 7 AT PAGE 34, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 12, BREENLOW SUBDIVISION OF SOUTH DENVER, ALSO BEING THE SOUTHWEST CORNER OF A 4.00 FOOT RIGHT-OF-WAY DEDICATION RECORDED AS SPECIAL WARRANTY DEED AT RECEPTION NO. 2018153308; THENCE NORTH 89°52'40" EAST, ALONG THE SOUTH LINE OF SAID LOT 18 AND THE SOUTH LINE OF SAID 4.00 FOOT RIGHT-OF-WAY DEDICATION, A DISTANCE OF 4.00 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID 4.00 FOOT RIGHT-OF-WAY DEDICATION; THENCE CONTINUING NORTH 89°52'40" EAST, ALONG THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 118.98 FEET TO THE SOUTHWEST CORNER OF A 2.00 FOOT RIGHT-OF-WAY DEDICATION RECORDED AS SPECIAL WARRANTY DEED AT RECEPTION NO. 2018153308; THENCE ALONG THE WEST LINE OF SAID 2.00 FOOT RIGHT-OF-WAY DEDICATION NORTH 00°05'02" EAST, A DISTANCE OF 11.50 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, SOUTH 89°52'40" WEST, A DISTANCE OF 24.43 FEET; THENCE NORTH 00°22'37" WEST, A DISTANCE OF 8.62 FEET; THENCE NORTH 89°37'23" EAST, A DISTANCE OF 24.50 FEET TO A POINT ON THE WEST LINE OF SAID 2.00 FOOT RIGHT-OF-WAY DEDICATION; THENCE SOUTH 00°05'02" WEST, ALONG SAID WEST LINE, A DISTANCE OF 8.73 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE AMENDED PARCEL RECONFIGURATION IMPROVEMENT SURVEY PLAT RECORDED DECEMBER 1, 2020, AT RECEPTION NO. 2020200024, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000222 To Whom It May Concern: On 6/04/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: RAYSHAWNE A. THOMAS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, ITS SUCCESSOR AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 8/13/2021 Recorded Date of DOT: 8/19/2021 Reception No. of DOT: 2021158127 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$335,775.00 Outstanding Principal Amount as of the date hereof: \$318,374.19 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: LOT 16, BLOCK 4, MONTBELLO NO. 30, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 15050 E 55TH AVENUE, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 3, 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: 8/09/2024 Last Publication: 9/06/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/30/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: THOMAS/48149584

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000200 To Whom It May Concern: On 5/14/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: KATHLEEN WARD, SURVIVING JOINT TENANT OF FRANK H. WARD, WHO DIED ON JANUARY 13, 2004 Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 7/26/2021 Recorded Date of DOT: 8/04/2021 Reception No. of DOT: 2021146547 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$144,440.00 Outstanding Principal Amount as of the date hereof: \$138,561.26 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF CO, AND IS DESCRIBED AS FOLLOWS: CONDOMINIUM UNIT NO. 2, BUILDING NO. 1, CANYON CLUB CONDOMINIUMS, A CONDOMINIUM IN ACCORDANCE WITH THE DECLARATION RECORDED ON JUNE 30, 1977 IN BOOK 1467 AT PAGE 671 AND CONDOMINIUM MAP RECORDED ON JUNE 30, 1977 IN BOOK 5 AT PAGE 63 OF THE DENVER COUNTY RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 6495 E HAPPY CANYON RD UNIT 2, DENVER, COLORADO 80237

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 12, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 7/19/2024 Last Publication: 8/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-24-989730-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000229 To Whom It May Concern: On 6/05/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: RAMONA GRESHAM Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR REVERSE MORTGAGE FUNDING LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC Date of Deed of Trust (DOT): 12/10/2021 Recorded Date of DOT: 12/21/2021 Reception No. of DOT: 2021232942 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$690,000.00 Outstanding Principal Amount as of the date hereof: \$304,622.52 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 17 AND 18, BLOCK 1, STENBORN'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1630 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 October 3, 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: 8/09/2024 Last Publication: 9/06/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/30/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: 24-032473

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000213 To Whom It May Concern: On 5/21/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JANICE M. GASKIN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC Date of Deed of Trust (DOT): 2/27/2019 Recorded Date of DOT: 3/06/2019 Reception No. of DOT: 2019026966 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$645,000.00 Outstanding Principal Amount as of the date hereof: \$165,836.76 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS THIRTY-NINE (39) AND FORTY (40), BLOCK FOUR (4), THIRD ADDITION TO PARK HILL HEIGHTS, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO. AND LOTS (9) AND TEN (10), BLOCK ONE (1), FIRST ADDITION TO PARK HILL HEIGHTS, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2959 BIRCH STREET, DENVER, CO 80207

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 19, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 7/26/2024 Last Publication: 8/23/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/16/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L. BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-032331

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000228 To Whom It May Concern: On 6/04/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: KATHLEEN M. GILBERT Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR JFQ LENDING, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC Date of Deed of Trust (DOT): 5/11/2020 Recorded Date of DOT: 5/15/2020 Reception No. of DOT: 2020066181 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$352,385.00 Outstanding Principal Amount as of the date hereof: \$326,007.95 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR

GROUND 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 25 FEET OF LOT 5, AND THE NORTH 40 FEET OF LOT 6, BLOCK 1, SUNSET TERRACE, FILING NO. 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1770 SOUTH DAHLIA STREET, DENVER, CO 80222

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 3, 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: 8/09/2024 Last Publication: 9/06/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/30/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-030740

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000230 To Whom It May Concern: On 6/06/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: WILLIAM GOLDBERG Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC Current Holder of Evidence of Debt: CROSSCOUNTRY MORTGAGE, LLC Date of Deed of Trust (DOT): 4/07/2023 Recorded Date of DOT: 4/11/2023 Reception No. of DOT: 2023033090 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$369,550.00 Outstanding Principal Amount as of the date hereof: \$367,547.34 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 COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT 46-NT, BEAUVALLON, PHASE 1, ACCORDING TO THE CONDOMINIUM MAP RECORDED MARCH 3, 2004, UNDER RECEPTION NO. 2004060248, AND AMENDMENT RECORDED APRIL 23, 2004 UNDER RECEPTION NO. 2004095034 AND AS DEFINED AND DESCRIBED IN THE AMENDED AND RESTATED CONDOMINIUM DECLARATION OF BEAUVALLON, RECORDED MARCH 7, 2016, UNDER RECEPTION NO. 2016030026 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, TOGETHER WITH THE EXCLUSIVE RIGHT TO PARKING SPACE 550, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 975 N LINCOLN ST, 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 October 3, 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: 8/09/2024 Last Publication: 9/06/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/30/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010156057

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000223 To Whom It May Concern: On 6/04/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: BRENDEN MICKEY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WATERSTONE MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 6/30/2016 Recorded Date of DOT: 7/05/2016 Reception No. of DOT: 2016087021 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$92,150.00 Outstanding Principal Amount as of the date hereof: \$79,341.41 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 3315 S. MONACO PKWY UNIT B, 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 October 3, 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: 8/09/2024 Last Publication: 9/06/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/30/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: 20-024225

LEGAL DESCRIPTION

BUILDING 7, UNIT 3315B, ACCORDING TO THE CONDOMINIUM DECLARATION FOR MONACO PLACE CONDOMINIUM RECORDED JANUARY 9, 1984 IN BOOK 2997 AT PAGE 418 AND MAP FOR MONACO PLACE CONDOMINIUM RECORDED JANUARY 9, 1984 IN BOOK 26 AT PAGE 1, TOGETHER WITH THE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS; PARKING SPACE NO. 29, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000216 To Whom It May Concern: On 5/23/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOSE CRUZ GARCIA JIMENEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR LENDERS DIRECT CAPITAL CORPORATION Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2007-HE1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-HE1 Date of Deed of Trust (DOT): 11/21/2006 Recorded Date of DOT: 12/11/2006 Reception No. of DOT: 2006195952 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$30,000.00 Outstanding Principal Amount as of the date hereof: \$13,834.36 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ALL OF EAST 50 FEET OF LOTS 19 TO 24, BLOCK 3, BREENLOW PARK, EXCEPT THE NORTH 50 FEET THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 625 WEST ASBURY AVENUE, DENVER, CO 80223

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 19, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 7/26/2024 Last Publication: 8/23/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/16/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000009903592

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000207 To Whom It May Concern: On 5/17/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LONNIE HARRIS, JR Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SEBRING CAPITAL PARTNERS, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: HSBC BANK USA N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST 2007-HE1 ASSET BACKED PASS-THROUGH CERTIFICATES. Date of Deed of Trust (DOT): 8/31/2006 Recorded Date of DOT: 9/08/2006 Reception No. of DOT: 2006143476 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$148,750.00 Outstanding Principal Amount as of the date hereof: \$131,077.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 9281 NASSAU AVENUE, DENVER, CO 80237

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 12, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction.

Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 7/19/2024 Last Publication: 8/16/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/09/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-031343

2024-000207

LEGAL DESCRIPTION

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

ALSO

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

ALSO

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

1. THE EXCLUSIVE RIGHT TO USE AND OCCUPY PATIO AREA NO. 288P AS SHOWN ON THE "CONDOMINIUM PLAT" TOGETHER WITH THE RIGHT TO USE THE AIR SPACE OVER SUCH AREA.
2. THE EXCLUSIVE RIGHT TO USE AND OCCUPY CARPORT NO. 288C AS SHOWN ON THE "CONDOMINIUM PLAT."
3. THE EXCLUSIVE RIGHT TO USE AND OCCUPY AIR SPACE IN THE ATTIC OF CONDOMINIUM UNIT NO. 288 OF BUILDING NO. 43 AS SHOWN ON THE "CONDOMINIUM PLAT."

4. THE RIGHT TO USE COMMON ELEMENTS IN COMMON WITH OTHERS. CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C00888, Courtroom: 100K

Public Notice is given on 8/9/24 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 CHIMENE MOUTSINGA be changed to CHIMENE MOUSSOYI-MOUTSINGA.

First Publication: August 16, 2024

Second Publication: August 23, 2024

Third Publication: August 30, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

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

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 19, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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Exhibit "A"

PARCEL 44A:

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

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