

**NOTICE OF SALE BY
MAXX AUTO RECOVERY**

**7070 Smith Rd.
Denver, CO80207
303-295-6353**

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

YEAR/MAKE/MODEL	VIN #
1993 NISSAN SHORT BED	337942
2024 VOLKSWAGEN ATLAS	229097
2012 GMC ACADIA	338112
2006 CHEVROLET EXPRESS G3500	228806
2007 CADILLAC DTS	131849
2007 DODGE CHARGER	879849
2017 CADILLAC ESCALADE	145031
2011 CHRYSLER TOWN & COUNTRY	607634
2007 AUDI A4	199383
1997 KAWASAKI EN500-C	110463
2002 CHEVROLET TAHOE	202827
2011 JEEP PATRIOT	122304
1996 TOYOTA AVALON	112206
2002 JEEP GRAND CHEROKEE	315048
1997 JAYCO POP-UP CAMPER	BL0339
2011 VOLKSWAGEN ROUTAN	739909
2019 HONDA ACCORD	168728
2008 CHEVROLET MALIBU	230781

Date of Publication: August 30, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000265 To Whom It May Concern: On 6/26/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: FRESH ANOINTING CHRISTIAN CHURCH AND JOSEPHINE MCGEE AND KENNETH ROBINSON AND ANDRE R. SURRATT AND MARY ANN BRIGHAM Original Beneficiary: WAYSIDE CHURCH OF GOD IN CHRIST Current Holder of Evidence of Debt: WAYSIDE CHURCH OF GOD IN CHRIST Date of Deed of Trust (DOT): 10/05/2017 Recorded Date of DOT: 10/09/2017 Reception No. of DOT: 2017132634 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$26,500.00 Outstanding Principal Amount as of the date hereof: \$25,764.94 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE PAYMENTS ON SAID INDEBTEDNESS WHEN THE SAME WERE DUE AND OWING, AND THE LEGAL HOLDER OF THE INDEBTEDNESS HAS ACCELERATED THE SAME AND DECLARED THE SAME IMMEDIATELY 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 14 AND 15 IN BLOCK 24 HYDE PARK ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3504 HIGH STREET, DENVER, CO 80205-4044 **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 24, 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: 8/30/2024 Last Publication: 9/27/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/20/2024 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: LAW OFFICES OF ERIC NESBITT Denver Registration #: 38011 ERIC L NESBITT, 88 INVERNESS CIRCLE EAST, SUITE C104, ENGLEWOOD, CO 80112 Phone #: (303) 741-2354 Attorney File #: 3504 HIGH STREET

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

720-295-6062

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

YEAR/MAKE/MODEL	VIN #
2002 GMC ENVOY	106254
2012 TOYOTA PRIUS	510195
2007 GMC SIERRA	629717
2001 BMW 330i	T01239
2005 NISSAN ALTIMA	488330
1998 GMC SAVANA	023969
1998 FORD E-150	B15072
2003 FORD E-150	A06896
2002 FORD ESCAPE	C48979
2014 FORD FOCUS	259491
1992 CHEVROLET CAMARO	135722
2008 DODGE RAM	214569
2006 FORD ESCAPE	C86518
2015 SUBARU FORESTER	564855
2004 DODGE DURANGO	118182
2023 MIRAGE XPRES CARGO TRAILER	312843
2001 OLDSMOBILE AURORA	133474
2006 DODGE CHARGER	443547
2017 NISSAN ROGUE	614077
1987 CHEVROLET S10	182271
2015 DODGE JOURNEY	664269
2009 FORD FUSION	201276
1991 FORD AEROSTAR	A76950
2000 CHEVROLET SUBURBAN	112349
2003 CHEVROLET TAHOE	275164
1990 MERCEDES-BENZ 300E	162868
2005 CHRYSLER 300C	611487
2000 FORD EXPLORER	B18674
1973 CHEVROLET CHEVY VAN 30	821321
2009 CHEVROLET HHR	549566
2006 JEEP GRAND CHEROKEE	200311
2007 FORD EDGE	B45509
2003 FORD TAURUS	196902
2002 FORD 550	B21047
2007 FORD EXPLORER	A79039
1996 HONDA CN250	100925
2017 NISSAN SENTRA	721402
2005 FORD FIVE HUNDRED	178595
2004 HYUNDAI ELANTRA	112136
2011 NISSAN ALTIMA	492283

Date of Publication: August 30, 2024

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

Denver Probate Court

Case No. 2024PR30907

In the Matter of the Estate of JACQUELINE SAWYER a/k/a JACKIE SAWYER, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative, or the Denver Probate Court of the City and County of Denver, Colorado, or to Charles H. Jacobs, Attorney for Personal Representative, 950 S. Cherry Street, Suite 300, Denver, Colorado, 80246, on or before January 6, 2025, or the claims may be forever barred.

Charles H. Jacobs, #1919

Attorney for the Personal Representative

Lohf Shaiman Jacobs PC

950 S. Cherry Street, Ste. 300,

Denver, CO 80246

Phone No: 303-753-9000

Fax No: 303-753-9997

Email: cjacobs@lohshaiman.com

First Publication: August 23, 2024

Second Publication: August 30, 2024

Third Publication: September 6, 2024

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**NOTICE OF HEARING BY PUBLICATION
PURSUANT TO §15-10-401, C.R.S.**

Denver Probate Court

Case No. 24PR388, 24PR389, 24PR390

In the Interest of: ALYSON K. SIMPSON, EZEKIEL J. SIMPSON, AVA H. SIMPSON

To ARIA L. TOLLIVER, JAMES SIMPSON

Last Known Address, if any: Unknown.

A hearing on Guardianship for appointment of guardianship for minors will be held at the following time and location or at a later date to which the hearing may be continued:

Date: 10/21/2024

Time: 1:00 PM

Courtroom or Division: 300

Address: Webex, Denver Probate Court,

1437 Bannock Street, Rm. 300

Denver, CO80202

This hearing will take approximately 1 hour.

Charles C. Martin

3361 S. Uinta Ct.

Denver, CO 80231

First Publication: August 30, 2024

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

Denver Probate Court

Case No. 2024PR30115

In the Matter of the Estate of

GLORIA JEAN BUTLER, 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 30, 2024

Second Publication: September 6, 2024

Third Publication: September 13, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C00899, Courtroom: 186

Public Notice is given on 8/23/24 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 JONATHAN ROBERT DEMOIS be changed to PETER XAVIER.

First Publication: August 30, 2024

Second Publication: September 6, 2024

Third Publication: September 13, 2024

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

Denver Probate Court

Case No. 2024PR30845

In the Matter of the Estate of BARBARA ELAINE DICKERT, aka BARBARA E. DICKERT, aka BARBARA DICKERT, 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 30, 2024, or the claims may be forever barred.

Lorraine Meade,

Personal Representative

c/o 3i Law

2000 S. Colorado Blvd

Tower 1, Suite 10000

Denver, CO 80222

Klaralee R. Charlton #45086

Attorneys for the Personal Representative

3i Law, LLC

Intermountain Jewish News

Legal Notices, August 30, 2024

www.ijn.com/legal-notice

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

2000 S. Colorado Blvd.

Tower 1, Suite 10000

Denver, CO 80222

Phone Number: (303) 245-2100

E-mail: kcharlton@3ilawfirm.com

FAX Number: (303) 245-2108

And

Robert Wiegand II

Wiegand Attorneys & Counselors, LLC

280 E 20th Avenue

Denver, CO 80205-3148

Phone Number: 303-741-6410

Fax Number: 303-741-6512

Email: Swiegand@WiegandAttorneys.com

First Publication: August 30, 2024

Second Publication: September 6, 2024

Third Publication: September 13, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000262 To Whom It May Concern: On 6/26/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: 3050 S ASH LLC Original Beneficiary: PINETREE PARTNERS LENDING, LLC, A COLORADO LIMITED LIABILITY COMPANY Current Holder of Evidence of Debt: PINETREE PARTNERS LENDING, LLC, A COLORADO LIMITED LIABILITY COMPANY Date of Deed of Trust (DOT): 3/09/2023 Recorded Date of DOT: 3/13/2023 Reception No. of DOT: 2023020475 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$1,300,000.00 Outstanding Principal Amount as of the date hereof: \$1,300,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 11, RESUBDIVISION OF BLOCK 2, UNIVERSITY HILLS, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3050 S. ASH 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 24, 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: 8/30/2024 Last Publication: 9/27/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/20/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: FOSTER GRAHAM MILSTEIN & CALISHER LLP Denver Registration #: 26809 ROBERT GRAHAM, 360 SOUTH GARFIELD STREET, 6TH FLOOR, DENVER, CO 80209 Phone #: 3033339810 Fax #: 303-333-9786 Attorney File #: 27120.0004

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000263 To Whom It May Concern: On 6/26/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CARMELLA M. ROSE Original Beneficiary: WESTERRA CREDIT UNION Current Holder of Evidence of Debt: WESTERRA CREDIT UNION Date of Deed of Trust (DOT): 5/25/2021 Recorded Date of DOT: 6/01/2021 Reception No. of DOT: 2021102095 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$163,300.00 Outstanding Principal Amount as of the date hereof: \$163,100.16 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST AS FOLLOWS: FAILURE TO PAY INSTALLMENTS OF PRINCIPAL AND INTEREST, TOGETHER WITH OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 13, BLOCK 5, MONTBELLO NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Which has the address of 5034 SCRANTON COURT, 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 24, 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: 8/30/2024 Last Publication: 9/27/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/20/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BROWN DUNNING WALKER FEIN DRUSCH PC Denver Registration #: 10181 NEAL K DUNNING, BROWN DUNNING WALKER FEIN DRUSCH PC, 7995 E PRENTICE AVE, STE 101E, GREENWOOD VILLAGE, CO 80111 Phone #: (303) 329-3363 Attorney File #: 3006-280

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000260 To Whom It May Concern: On 6/25/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ROGER P KERNS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 10/02/2009 Recorded Date of DOT: 10/02/2009 Reception No. of DOT: 2009131616 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$194,413.00 Outstanding Principal Amount as of the date hereof: \$138,885.00 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: LOTS 13 AND 14, BLOCK 7, OAKLAND, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3640 LEYDEN ST, 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 October 24, 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: 8/30/2024 Last Publication: 9/27/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/20/2024 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 #: 23-030383

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 #
2021 Jayco Jayflight Baja	5N0279
1965 Pontiac Boneville	115456
1994 GMC Yukon	701596
2004 Toyota Camry Solara	014886

Date of Publication: August 30, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME Case No. 24C00919

Division: Civil, Courtroom: 186

Public Notice is given on 8/23/24 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 CAITLIN JANE MILLARD be changed to CALLIE JANE GITLIN.

First Publication: August 30, 2024

Second Publication: September 6, 2024

Third Publication: September 13, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000257 To Whom It May Concern: On 6/24/2024 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: GERALD MOTA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NOVA FINANCIAL & INVESTMENT CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 12/06/2017 Recorded Date of DOT: 12/07/2017 Reception No. of DOT: 2017159577 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$157,003.00 Outstanding Principal Amount as of the date hereof: \$140,720.64 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 705 SOUTH CLINTON STREET UNIT 7B, DENVER, CO 80247

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 24, 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: 8/30/2024 Last Publication: 9/27/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/20/2024 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 #: 23-030018

LEGAL DESCRIPTION

PARCEL 1:

AN UNDIVIDED 1/289TH INTEREST IN AND TO BLOCK 3, WINDSOR GARDENS EAST, SUBJECT TO EASEMENTS OF RECORD.

PARCEL 2:

ALL OF THAT SPACE OR AREA WHICH LIES BETWEEN THE CEILING AND THE FLOOR, AND THE WALLS OF APARTMENT 7-B (FOR CONVENIENT REFERENCE NUMBERED AS UNIT 177, IN BUILDING NO. 15, NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK, SAID BUILDING LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN THEREOF FILED OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF ARAPAHOE, COLORADO RECORDED SEPTEMBER 07, 1962 UNDER RECEPTION NO. 824285.

PARCEL 3:

AN UNDIVIDED 1/19TH INTEREST IN AND TO THE APARTMENT BUILDING, EQUIPMENT THEREIN INSTALLED AND APPURTENANT THERETO WITHIN WHICH THE ABOVE DESCRIBED SPACE OR AREA IS LOCATED, TOGETHER WITH:

- 1) THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING STALL NO. 102, IN PARKING LOT NO. 2 IN BLOCK 3, LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN REFERRED TO ABOVE.
- 2) THE EXCLUSIVE RIGHT TO USE BALCONIES, AIR-CONDITIONERS OR OTHER APPLIANCES WHICH PROJECT BEYOND THE SPACE OR AREA ABOVE DESCRIBED AND CONTIGUOUS THERETO.
- 3) A RIGHT OF WAY, IN COMMON WITH OTHERS, FOR INGRESS AND EGRESS TO AND FROM THE PROPERTY ABOVE DESCRIBED.
- 4) THE RIGHT TO USE STAIRS, HALLS, PASSAGE WAYS AND OTHER COMMON AREAS IN THE APARTMENT BUILDING DESCRIBED IN PARCEL 2 ABOVE, IN COMMON WITH OTHER OWNERS OF SUCH BUILDING, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES.

5) THE RIGHT TO USE COMMON AREAS IN SAID BLOCK IN COMMON WITH OTHER OWNERS OF SPACE OR AREAS IN APARTMENT BUILDINGS NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK, EXCEPT THE USE OF COMMON AREA LOCATED IN BUILDINGS OTHER THAN THAT DESCRIBED IN PARCEL 2 ABOVE, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

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

Denver Probate Court

Case No. 2024PR30769, Division: PR

In the Matter of the Estate of

ROSEMARY GARRAMONE, 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 30, 2024 or the claims may be forever barred.

Anthony Morroni

Personal Representative

c/o Larry M. Snyder, Esq.

650 South Cherry Street, Suite 1000

Denver, CO 80246-1812

Larry M. Snyder, Esq., Atty. Reg. #: 7667

Attorney for the Personal Representative

650 South Cherry Street, Suite 1000

Denver, CO 80246-1812

Phone Number: (303) 321-0800

E-mail: lsnyder@firststavelaw.com

FAX Number: (303) 468-6039

First Publication: August 30, 2024

Second Publication: September 6, 2024

Third Publication: September 13, 2024

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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000264 To Whom It May Concern: On 6/26/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: RANDALL P STANTON Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 7/27/2007 Recorded Date of DOT: 8/14/2007 Reception No. of DOT: 2007127023 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$228,500.00 Outstanding Principal Amount as of the date hereof: \$124,967.11 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 FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 10108 E 31ST AVE, DENVER, COLORADO 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 October 24, 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: 8/30/2024 Last Publication: 9/27/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/20/2024 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-24-992320-LL

EXHIBIT A

A PART OF LOT 1, BLOCK 6, STAPLETON FILING NO. 15, AS PREVIOUSLY DESCRIBED ON THE LAND SURVEY PLAT RECORDED AT RECEPTION NO. 2006021089 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(NOTE: IT IS THE INTENT OF THIS PARCEL DESCRIPTION TO FOLLOW THE EXTERIOR FOUNDATION WALLS OF THE UNIT PARCEL AND THE EXTERIOR FOUNDATION WALLS OF ANY ADJOINING UNIT PARCELS WHERE APPLICABLE.)

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 38°58'43" EAST, A DISTANCE OF 84.26 FEET TO THE INTERSECTION OF THE CENTERLINE OF THE PARTY WALL BETWEEN UNIT PARCEL 10108 AND UNIT PARCEL 10128 AND THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" WEST ALONG A LINE PARALLEL WITH AND 65.50 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 12.00 FEET TO A POINT 41.00 FEET EAST OF THE WEST LINE OF SAID LOT 1; THENCE NORTH 00°00'00" WEST ALONG A LINE PARALLEL WITH AND 41.00 EAST OF SAID WEST LINE, A DISTANCE OF 10.00 FEET TO A POINT 75.50 FEET NORTH OF SAID SOUTH LINE;

THENCE NORTH 90°00'00" WEST ALONG A LINE PARALLEL WITH AND 75.50 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 25.00 FEET TO A POINT 16.00 FEET EAST OF SAID WEST LINE;

THENCE NORTH 00°00'00" WEST ALONG A LINE PARALLEL WITH AND 16.00 FEET EAST OF SAID WEST LINE, A DISTANCE OF 10.00 FEET TO A POINT 85.50 FEET NORTH OF SAID SOUTH LINE;

THENCE NORTH 90°00'00" WEST ALONG A LINE PARALLEL WITH AND 85.50 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 5.00 FEET TO A POINT 11.00 FEET EAST OF SAID WEST LINE;

THENCE NORTH 00°00'00" WEST ALONG A LINE PARALLEL WITH AND 11.00 FEET EAST OF SAID WEST LINE, A DISTANCE OF 16.00 FEET TO A POINT 101.50 FEET NORTH OF SAID SOUTH LINE; THENCE SOUTH 90°00'00" EAST ALONG A LINE PARALLEL WITH AND 101.50 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 36.00 FEET TO THE INTERSECTION OF SAID CENTERLINE OF THE PARTY WALL:

THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES;

- 1) SOUTH 00°00'00" EAST, A DISTANCE OF 16.00 FEET;
- 2) SOUTH 90°00'00" EAST, A DISTANCE OF 6.00 FEET;
- 3) SOUTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

Public Notice for vehicles to be sold by CR TOWING

PUC: T04048

3037 West Stanford Dr.

Englewood, CO 80110

Phone: 720-474-1802

Year/Make/Model	Vin #
2015 FORD EXPLORER BLACK PL# AXHD84	C40070
2015 BMW X1 SILVER	Z94389
2017 FORD F150 WHITE	B63161
2011 FORD FIESTA RED	162427
2006 HUMMER H3 WHITE	333263

Date of Publication: August 30, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C00854

Division: Civil, Courtroom: 175

Public Notice is given on 8/23/24 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 SITINA MAHAMEDHUSSEIN SADO be changed to SITINA SAFI BUNTI.

KRISTIN WOOD, Clerk of Court

First Publication: August 30, 2024

Second Publication: September 6, 2024

Third Publication: September 13, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000266 To Whom It May Concern: On 6/27/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARTIN TREVIZO 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: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 11/25/2020 Recorded Date of DOT: 12/08/2020 Reception No. of DOT: 2020205147 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$358,388.00 Outstanding Principal Amount as of the date hereof: \$335,039.50 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 4486 DUNKIRK WAY, DENVER, CO 80249

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

Hereby Given that I will, at 10:00 AM in the forenoon of October 24, 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: 8/30/2024 Last Publication: 9/27/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/20/2024 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 #: 24-032581

Legal Description

The land referred to in this document is situated in the State of Colorado, County of Denver, and is described as follows:

PART OF LOT 34 AND PART OF LOT 35, BOTH IN BLOCK 4, GREEN VALLEY RANCH FILING NO. 4, LOCATED IN THE EAST ONE-HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 34, COMMON WITH LOTS 33 AND 35; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 34 A DISTANCE OF 23.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE PREVIOUSLY DESCRIBED COURSE AND LINE A DISTANCE OF 60.40 FEET TO A POINT ON A RADIAL CURVE AT THE MOST SOUTHERLY CORNER OF SAID LOT 34, COMMON WITH LOT 33; THENCE ON AN ANGLE TO THE RIGHT OF 90°00'00" ALONG THE SOUTHWESTERLY LINE OF SAID LOT 34 ALONG THE ARC OF SAID RADIAL CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°16'33" AND A RADIUS OF 150.00 FEET, A DISTANCE OF 26.90 FEET TO THE POINT OF TANGENT; THENCE ALONG SAID TANGENT SOUTHWESTERLY LINE A DISTANCE OF 36.09 FEET TO THE POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 87°12'44" AND A RADIUS OF 15.00 FEET, A DISTANCE OF 22.83 FEET TO THE POINT OF REVERSE CURVE ON THE NORTHWESTERLY LINE OF SAID LOT 34; THENCE ALONG SAID NORTHWESTERLY LINE ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°30'28" AND A RADIUS OF 910.18 FEET, A DISTANCE OF 55.72 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 34, COMMON WITH LOT 35; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 35 CONTINUING ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°55'18" AND A RADIUS OF 910.18 FEET, A DISTANCE OF 14.64 FEET TO A POINT ON A RADIAL LINE; THENCE ALONG SAID RADIAL LINE ON AN ANGLE TO THE RIGHT OF 90°00'00" A DISTANCE OF 23.00 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 30°00'00" A DISTANCE OF 30.89 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 34; THENCE CONTINUING ALONG THE PREVIOUSLY DESCRIBED COURSE A DISTANCE OF 47.12 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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

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Intermountain Jewish News

Legal Notices, August 30, 2024

www.ijn.com/legal-notice

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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

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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

First Publication: August 16, 2024

Second Publication: August 23, 2024

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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.

Intermountain Jewish News

Legal Notices, August 30, 2024

www.ijn.com/legal-notice

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

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

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

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

Denver Probate Court

Case No. 2024PR30848, Division: P

In the Matter of the Estate of

RICHARD JAMES BRICKER a/k/a

Richard J. Bricker, 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 23, 2024, or the claims may be forever barred.

Robert Hunsaker

Personal Representative

c/o Charles A. Miller

4500 E. Cherry Creek S. Dr. Suite 1080

Denver, CO 80246

CHARLES A. MILLER, Esq. Atty. Reg. #: 5841

Attorney for the Personal Representative

Miller & Urtz, LLC

4500 E. Cherry Creek S. Drive, Suite 1080

Denver, CO 80246

Phone Number: 303.861.1200

FAX Number: 303.830.0115

E-mail: cam@millerurtz.com

First Publication: August 23, 2024

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Published: Intermountain Jewish News

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

District Court, Adams County

Case No. 24PR30585, Division: T1

In the Matter of the Estate of CARL

JANKWOSKI a/k/a CARL J. JANKOWSKI a/k/a CARL JOHN JANKWOSKI, 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 23, 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 23, 2024

Second Publication: August 30, 2024

Third Publication: September 6, 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 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

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

District Court, Boulder County

Case Number: 2024PR30442

In the Matter of the Estate of

CYNTHIA BENTSON a/k/a CYNTHIA ANN BENTSON a/k/a CINDY BENTSON, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representatives or to the District Court of Boulder County, Colorado on or before December 23, 2024, or the claims may be forever barred.

KARIN L. HOSKIN

Personal Representative

4710 16th Street

Boulder, CO80304

First Publication: August 23, 2024

Second Publication: August 30, 2024

Third Publication: September 6, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C00952

Division: Civil, Courtroom: 100

Public Notice is given on 8/16/24 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 MARYJANE CALVERT KENNEDY be changed to MARYJANE ARAYA CALVERT.

First Publication: August 23, 2024

Second Publication: August 30, 2024

Third Publication: September 6, 2024

Published: Intermountain Jewish News

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

District Court, Summit County

Case Number: 2024PR30029

In the Matter of the Estate of

Gregory Frederick Horne, a/k/a

Gregory F. Horne, a/k/a Greg F. Horne, a/k/a Greg Horne, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representatives or to the District Court of Summit County, Colorado on or before December 23, 2024, or the claims may be forever barred.

Kevin Horne

Personal Representative

235 Camelback Road #139

Pleasant Hill, California 94523

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

Attorney for the Personal Representative

Danneil Law, P.C.

2373 Central Park Blvd., Suite 100

Denver, CO 80238

Phone Number: 303-803-1055

E-mail: amy@danneillawpc.com

First Publication: August 23, 2024

Second Publication: August 30, 2024

Third Publication: September 6, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000255 To Whom It May Concern: On 6/21/2024 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: SPEROS VOURIOTIS, II Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CHAMPIONS FUNDING LLC Current Holder of Evidence of Debt: SERVBANK, SB. Date of Deed of Trust (DOT): 5/04/2022 Recorded Date of DOT: 5/10/2022 Reception No. of DOT: 2022063264 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$825,000.00 Outstanding Principal Amount as of the date hereof: \$825,000.00 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: LOT 14, AND THE NORTH 2/3

OF LOT 15, BLOCK 1, SHERMAN SUBDIVISION, CITY AND COUNTY OF DENVER STATE OF COLORADO Which has the address of 1152 S WASHINGTON 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 17, 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: 8/23/2024 Last Publication: 9/20/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/13/2024 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 #: 00000010123529

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000253 To Whom It May Concern: On 6/20/2024 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: TYWANNA JONES and FRANK JONES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE HARBORVIEW MORTGAGE LOAN TRUST 2004-9, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-9 Date of Deed of Trust (DOT): 8/26/2004 Recorded Date of DOT: 9/20/2004 Reception No. of DOT: 2004195165 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$313,000.00 Outstanding Principal Amount as of the date hereof: \$241,057.35 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 27, BLOCK 3, GREEN VALLEY RANCH FILING NO. 33, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 19104 E 39TH AVE, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 17, 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: 8/23/2024 Last Publication: 9/20/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/13/2024 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 #: 19-022177

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

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. 2024-000230 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

DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2022CV32951

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

1 Sharpe Opportunity Intermediate Trust, Plaintiff
v.

Juan Manuel Herrera and Petras Holdings, LLC, and Martin Vasquez, et. al., Defendants

Regarding: LOT 27, BLOCK 58, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Also known as: 2943 Champa St, Denver, CO 80205

TO THE ABOVE-NAMED DEFENDANTS OR JUDGMENT DEBTORS, please take notice:

You and each of you are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the Sheriff's Office of Denver County, State of Colorado at 10:00 A.M. on the 17th day of October, 2024 at the front steps of the City and County Building, 1437 Bannock Street, Denver, Colorado 80202, phone number 720-865-9556. At which sale, the above-described real property and improvements thereon will be sold to the highest bidder. All bidders will be required to have in their possession certified funds at least equal to the amount of the judgment creditor's bid. Please telephone 720-865-9556 two business days prior to the sale to ascertain the amount of this bid. The winning bidder will have one hour following the sale to tender the full amount of their bid, or they will be deemed to have withdrawn their bid. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale.

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

NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM

RE: Sheriff's Sale under Decree of Judicial Foreclosure, pursuant to Court and C.R.S. § 38-38-101 *et seq.*, City and County of Denver, State of Colorado.

This is to advise you that a Sheriff's sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to Court Order dated May 9, 2024, and C.R.S. § 38-38-101 *et seq.* by 1 Sharpe Opportunity Intermediate Trust, as Judgment Creditor. The foreclosure is based on a Judgment and Decree of Foreclosure. The judgment is in the amount of \$877,567.11. The Judgment established a lien for the benefit of 1 Sharpe Opportunity Intermediate Trust against real property legally described as follows:

LOT 27, BLOCK 58, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Also known as 2943 Champa St, Denver, CO 80205

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE

RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF SAID STATUTES, AS SUCH STATUTES ARE PRESENTLY CONSTITUTED, WHICH MAY AFFECT YOUR RIGHTS, IS ATTACHED TO ALL MAILED COPIES OF THIS NOTICE. HOWEVER, YOUR RIGHTS MAY BE DETERMINED BY PREVIOUS STATUTES.

All telephone inquiries for information should be directed to the office of the undersigned Sheriff at 720-865-9556. The name, address, and telephone number of the attorney representing the legal owner of the above-described lien is Amanda Ferguson, Esq., Halliday, Watkins & Mann, P.C., 355 Union Blvd., Suite 250, Lakewood, CO 80228, Phone: 303-274-0155, Fax: 303-274-0159, Email: infoco@hwmlawfirm.com. Attorney file #: CO11843

Dated:

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

First Publication: August 23, 2024

Last Publication: September 20, 2024

Published In: The Intermountain Jewish News

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. 2024-000245 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. 2024-000248 To Whom It May Concern: On 6/14/2024 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: SHARON A. ADCOCK Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION Current Holder of Evidence of Debt: MSR ASSET VEHICLE LLC Date of Deed of Trust (DOT): 3/24/2017 Recorded Date of DOT: 3/31/2017 Reception No. of DOT: 2017042539 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$248,000.00 Outstanding Principal Amount as of the date hereof: \$214,431.21 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 NO. 102, PROVINCETOWN LANDING TOWNHOME CONDOMINIUMS PHASE VI, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PROVINCETOWN LANDING TOWNHOME CONDOMINIUMS PHASE VI RECORDED ON DECEMBER 29, 1986 AT RECEPTION NO. 0069648 AND MAP RECORDED ON JULY 11, 1994 UNDER RECEPTION NO. 9400110347, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4825 S AMMONS STREET # 102, LITTLETON, CO 80123

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 17, 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: 8/23/2024 Last Publication: 9/20/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/13/2024 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 #: 00000010172831

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 GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

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

Legal Description of the Real Property: THE SOUTH 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. 2024-000246 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. 2024-000233 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

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. 2024-000235 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

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 VOIRIOTIS, 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

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000247 To Whom It May Concern: On 6/14/2024 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: REX DAVID WARNER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SIERRA PACIFIC MORTGAGE COMPANY, INC. Current Holder of Evidence of Debt: SIERRA PACIFIC MORTGAGE COMPANY, INC. Date of Deed of Trust (DOT): 7/02/2021 Recorded Date of DOT: 7/09/2021 Reception No. of DOT: 2021130604 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$121,800.00 Outstanding Principal Amount as of the date hereof: \$115,267.47 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 3 AND 4, BLOCK 9, EXCEPT THE WEST 63.00 FEET OF SAID LOTS 3 AND 4, BLOCK 9, BURNS MONTCLAIR SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1128 XENIA ST #B, 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 17, 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: 8/23/2024 Last Publication: 9/20/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/13/2024 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 #: 00000010172864

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2023-000501 To Whom It May Concern: On 12/11/2023 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: ZB, N.A. DBA VECTRA BANK COLORADO Current Holder of Evidence of Debt: ZIONS BANCORPORATION, N.A. DBA VECTRA BANK COLORADO FKA ZB, N.A. DBA VECTRA BANK COLORADO Date of Deed of Trust (DOT): 4/12/2017 Recorded Date of DOT: 4/28/2017 Reception No. of DOT: 2017056433 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$39,560.00 Outstanding Principal Amount as of the date hereof: \$38,046.03 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 7 AND 8, BLOCK 20, STEBBINS HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1330 S. 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 17, 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: 8/30/2024 Last Publication: 9/27/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/20/2024 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: OVERTURF, MCGATH, & HULL, P.C. Denver Registration #: 32660 JASON P RIETZ, 625 EAST 16TH AVENUE SUITE 100, HUDDART TERRACE, DENVER, CO 80203 Attorney File #: 8906

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
2001 Cadillac Seville	245171
1999 Honda Civic	010134
2003 Ford Expedition	A36869
2011 Nissan Juke	017926
2017 Chevy Cruze	570439

Date of Publication: August 30, 2024

Published: Intermountain Jewish News

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

Public Notice for vehicles to be sold by Majestic Towing

Year/Make/Model	Vin #
2010 Honda Accord -	079294
2008 Kia Sorento -	839136
2007 Ford Edge -	A79177
2014 Kia Sorento -	427248

Majestic Towing
POBox 33143
Denver, CO80233
720-775-2702

Date of Publication: August 30, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000258 To Whom It May Concern: On 6/24/2024 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: REJOYCE ROBINSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 8/29/2022 Recorded Date of DOT: 9/01/2022 Reception No.of DOT: 2022115694 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$381,954.00 Outstanding Principal Amount as of the date hereof: \$287,050.66 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 1885 S QUEBEC WAY #F102, 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 24, 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.

Intermountain Jewish News

Legal Notices, August 30, 2024

www.ijn.com/legal-notices

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

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: 8/30/2024 Last Publication: 9/27/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/20/2024 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 #: 23-029899

Legal Description

CONDOMINIUM UNIT 102, IN CONDOMINIUM BUILDING F, TOPAZ AT INDIAN CREEK CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON JANUARY 30, 1996 IN BOOK 34 AT PAGE 33, AT RECEPTION NO. 960013069 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR TOPAZ AT INDIAN CREEK CONDOMINIUMS, RECORDED ON MARCH 22, 1984 IN BOOK 3051 AT PAGE 205, IN SAID RECORDS AND FIFTH STATEMENT OF INTENTION TO ANNEX ADDITIONAL LAND TO CONDOMINIUM DECLARATION FOR TOPAZ AT INDIAN CREEK CONDOMINIUMS RECORDED JANUARY 25, 1995 AT RECEPTION NO. 9500010338, SIXTH STATEMENT TO ANNEX ADDITIONAL LAND RECORDED SEPTEMBER 6, 1995 AT RECEPTION NO. 9500108421 AND SEVENTH STATEMENT OF ANNEX ADDITIONAL LAND RECORDED JANUARY 30, 1996 AT RECEPTION NO. 960013068, CITY AND COUNTY OF DENVER, STATE OF COLORADO.