

Public Notice for vehicles to be sold by BEAR ENTERPRISE TOWING

Year/Make/Model

Vin #

1980 Pontiac TA

147104

Bear Enterprise Towing

PUC: T-03984

Phone: 720-276-9412

Date of Publication: September 20, 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. 2024-000255 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

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

District Court, Arapahoe County

Case Number: 2024PR30744

In the Matter of the Estate of PETER WARD KRAMLICH (AKA PETER W. KRAMLICH AND PETER KRAMLICH), Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Arapahoe County, Colorado on or before January 6, 2025, or the claims may be forever barred.

Darcy Baker
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 770
Denver CO 80202

John A.M. Ferguson Jr. #53263
1999 Broadway Ste 770
Denver CO 80202
303-285-1080

John.ferguson@holdfastlegal.com
First Publication: September 6, 2024
Second Publication: September 13, 2024
Third Publication: September 20, 2024
Published: Intermountain Jewish News

PLEASE TAKE NOTICE:

On September 10, 2024, Veloce Energy, Inc. filed a Trust Agreement and Assignment for the Benefit of Creditors of Veloce Energy, Inc. with the Denver District Court, Case No. 2024CV032748.

The assets have been assigned pursuant to the Agreement to Aaron A. Garber, solely in his capacity as assignee for Veloce Energy, Inc.

Notice is hereby given of the assignment; claims shall be mailed to and inquires directed to the assignee at: Aaron A. Garber, Wadsworth Garber Warner Conrardy, P.C., 2580 West Main Street, Suite 200, Littleton, CO 80120. **THE DEADLINE TO FILE CLAIMS IS DECEMBER 20, 2024.**

First Publication: September 20, 2024
Second Publication: September 27, 2024
Third Publication: October 4, 2024
Fourth Publication: October 11, 2024
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000282 To Whom It May Concern: On 7/15/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CECIL BASS 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): 7/31/2019 Recorded Date of DOT: 8/05/2019 Reception No. of DOT: 2019101257 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$319,113.00 Outstanding Principal Amount as of the date hereof: \$318,895.13 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 16020 E WARNER 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 November 14, 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: 9/20/2024 Last Publication: 10/18/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/10/2024 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 #: 22-029066

LEGAL DESCRIPTION

The land referred to herein is situate in Denver County, State of Colorado and is described as follows:

A PARCEL OF LAND BEING A PORTION OF LOT 2, BLOCK 15, DENVER CONNECTION WEST FILING NO.1 AS RECORDED UNDER RECEPTION NO. 2016106834 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTH ONE-HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2 WHENCE THE NORTHEAST CORNER OF SAID LOT 2 BEARS NORTH 89°37'19" EAST WITH ALL BEARINGS HEREON RELATIVE THERETO; THENCE NORTH 89°37'19" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 30.67 FEET; THENCE DEPARTING FROM SAID NORTH LINE, SOUTH 00° 22'41" EAST A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE ALONG SAID SOUTH LINE, SOUTH 89°37'19" WEST, A DISTANCE OF 8.67 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 22.00 FEET, A DELTA ANGLE OF 90°00'00", AN ARC LENGTH OF 34.56 FEET AND WHOSE CHORD BEARS NORTH 45° 22'41" WEST A DISTANCE OF 31.11 FEET; THENCE ALONG THE WEST LINE OF SAID LOT 2, NORTH 00° 22'41" WEST A DISTANCE OF 53.00 FEET TO THE POINT OF BEGINNING; CITY AND COUNTY OF DENVER, STATE OF COLORADO

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000287 To Whom It May Concern: On 7/17/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MATTHEW ANDREW MASICH Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NETWORK CAPITAL FUNDING CORPORATION, NMLS#11712 Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 3/26/2022 Recorded Date of DOT: 4/01/2022 Reception No. of DOT: 2022043999 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$364,000.00 Outstanding Principal Amount as of the date hereof: \$352,219.85 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 11 AND 12, BLOCK 5, SOUTH CAPITOL HILL SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 344 S HOLLY ST, DENVER, CO 80246

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 November 14, 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: 9/20/2024 Last Publication: 10/18/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/10/2024 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 #: 00000010198984

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000292 To Whom It May Concern: On 7/18/2024 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: RICARDO LUNA and MARIA ESTANISLADA LUNA Original Beneficiary: FULL SPECTRUM LENDING, INC. Current Holder of Evidence of Debt: SELECT PORTFOLIO SERVICING, INC. Date of Deed of Trust (DOT): 1/30/2002 Recorded Date of DOT: 2/11/2002 Reception No. of DOT: 2002029539 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$116,000.00 Outstanding Principal Amount as of the date hereof: \$75,684.79 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ALL THAT CERTAIN PARCEL OF LAND SITUATE IN DENVER COUNTY, STATE OF COLORADO, BEING KNOWN AND DESIGNATED AS LOT 9 AND THE SOUTH 1/2 OF LOT 8, BLOCK 15, FORDS ADDITION. Which has the address of 3326 MARION STREET, DENVER, CO 80205 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 November 14, 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: 9/20/2024 Last Publication: 10/18/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/10/2024 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 #: CO22039

**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 #
2004 FORD E-250	A06896
1991 JEEP CHEROKEE	628130
2006 VOLKSWAGEN JETTA	767302
2013 HYUNDAI ACCENT	107592
2001 DODGE DURANGO	527112
1995 NISSAN ALTIMA	238541
2004 MAZDA 3	104004
2011 SCION TC	013735
1998 CHEVROLET ASTRO VAN	188165
1997 SUBARU LEGACY	614195
2010 DODGE CHARGER	152251
2008 JEEP PATRIOT	547171
2000 GMC YUKON	114534
1997 BUICK LESABRE	446516
2007 LEXUS ES 350	015531
2006 HONDA PILOT	559969
2000 HONDA CIVIC	570240

Date of Publication: September 20, 2024
Published: Intermountain Jewish News

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

**District Court, Adams County
Case Number: 2024PR30532
In the Matter of the Estate of
Sherry Lyn Nevin, 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 January 20, 2025, or the claims may be forever barred.

Vickie Ross
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 770
Denver CO 80202
John A.M. Ferguson Jr. #53263
Hold Fast Legal LLC
For Vickie Ross
1999 Broadway Ste 770
Denver CO 80202
303-285-1080
john.ferguson@holdfastlegal.com
First Publication: September 20, 2024
Second Publication: September 27, 2024
Third Publication: October 4, 2024
Published: Intermountain Jewish News

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

**District Court, Adams County
Case No. 2024PR30650, Division: T1
In the Matter of the Estate of
WILLIAM E. CHAPMAN, A/K/A WILLIAM
CHAPMAN, A/K/A WILLIAM EDWARD
CHAPMAN, 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 January 20, 2025, 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: September 20, 2024
Second Publication: September 27, 2024
Third Publication: October 4, 2024
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000284 To Whom It May Concern: On 7/16/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LEONEL R. CASTRO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITYWIDE HOME LOANS, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 3/17/2015 Recorded Date of DOT: 3/24/2015 Reception No. of DOT: 2015036023 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$211,105.00 Outstanding Principal Amount as of the date hereof: \$174,839.31 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 2, BLOCK 3, CONCORD FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4384 EAGLE STREET, DENVER, CO 80239

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of November 14, 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: 9/20/2024 Last Publication: 10/18/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/10/2024 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 #: 23-030313

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000288 To Whom It May Concern: On 7/17/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: BETH W. JOHNSON and GEORGE G. JOHNSON JR. Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ALLY BANK CORP. F/K/A GMAC BANK Current Holder of Evidence of Debt: SELENE FINANCE LP Date of Deed of Trust (DOT): 7/30/2011 Recorded Date of DOT: 8/11/2011 Reception No. of DOT: 2011088453 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$109,500.00 Outstanding Principal Amount as of the date hereof: \$91,356.46 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 9, BLOCK 55, UNIVERSITY HILLS NO. 3, FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3374 SOUTH GLENCOE STREET, DENVER, CO 80222-7520

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 November 14, 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: 9/20/2024 Last Publication: 10/18/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/10/2024 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 #: 00000010080893

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000289 To Whom It May Concern: On 7/17/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SEAN COLLINGS 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): 7/24/2019 Recorded Date of DOT: 7/25/2019 Reception No. of DOT: 2019096569 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$250,381.00 Outstanding Principal Amount as of the date hereof: \$230,573.90 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 3, BLOCK 3, MOUAT'S ADDITION TO SWANSEA, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 4684 YORK 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 November 14, 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: 9/20/2024 Last Publication: 10/18/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/10/2024 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 #: 22-026799

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

Denver Probate Court

Case No. 2024PR031014

In the Matter of the Estate of

ALLAN H. TENENBAUM, 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 January 13, 2025 or the claims may be forever barred.

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

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

Attorney for the Personal Representative

Foster Graham Milstein & Calisher, LLP

360 S. Garfield St., 6th Floor

Denver, Colorado 80209

Phone Number: 303-333-9810

FAX Number: 303-333-9786

E-mail: sweiser@fostergraham.com

First Publication: September 13, 2024

Second Publication: September 20, 2024

Third Publication: September 27, 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.

**District Court Arapahoe County
Case No. 2024PR30962, Division: CLX
In the Matter of the Estate of
CHARLES EDWARD STROH, Deceased.**

All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Arapahoe, County, Colorado, on or before January 20, 2025, or the claims may be forever barred.

MARTI KAY PRATT

Personal Representative

c/o 5350 S. Roslyn St., Ste. 100

Greenwood Village, Co 80111

Denise Hoffman White, Esq., Atty. Reg. #33143

Joseph A. Orrino, Esq., Atty. Reg. #50499

Laura K. Ross, Esq., Att. Reg. #57481

Attorneys for the Personal Representative

Hoffman Nies Dave & Meyer LLP

5350 S. Roslyn St., Ste. 100

Greenwood Village, CO 80111

Phone Number: (303) 860-7140

FAX Number: (303) 860-7344

Email: dhoffman@hn-colaw.com,

jorrino@hn-colaw.com, lross@hn-colaw.com

First Publication: September 20, 2024

Second Publication: September 27, 2024

Third Publication: October 4, 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.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000286 To Whom It May Concern: On 7/17/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOHN CHAPMAN Original Beneficiary: COASTAL COMMUNITY BANK Current Holder of Evidence of Debt: COASTAL COMMUNITY BANK C/O AVEN FINANCIAL, INC. Date of Deed of Trust (DOT): 6/10/2022 Recorded Date of DOT: 7/05/2022 Reception No. of DOT: 2022089830 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$50,000.00 Outstanding Principal

Amount as of the date hereof: \$49,435.86 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: A PARCEL OF LAND LOCATED IN THE STATE OF CO, COUNTY OF DENVER, WITH A SITUS ADDRESS OF 4172 IRELAND CT, DENVER CO 80249-8109 R080 CURRENTLY OWNED BY CHAPMAN JENNY SALAZAR & CHAPMAN JOHN HAVING A TAX ASSESSOR NUMBER OF 233-04-008 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS GREEN VALLEY RANCH FLG #26 B2 L8 AND DESCRIBED IN DOCUMENT NUMBER 78721 DATED 04/25/2005 AND RECORDED 05/12/2005. Which has the address of 4172 IRELAND CT, 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 November 14, 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: 9/20/2024 Last Publication: 10/18/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/10/2024 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 #: 00000010125615

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000291 To Whom It May Concern: On 7/18/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ELIZABETH ANN WESTMARK Original Beneficiary: BOOMERANG FINANCE SUB-REIT, LLC Current Holder of Evidence of Debt: BFSR4, LLC Date of Deed of Trust (DOT): 2/10/2023 Recorded Date of DOT: 2/17/2023 Reception No. of DOT: 2023013637 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$252,000.00 Outstanding Principal Amount as of the date hereof:

\$227,000.00 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 LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY THE DEBT IN FULL FOLLOWING THE MATURITY OF THE LOAN. 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. 24, BUILDING NO. F, HILAND HILLS TOWNHOUSES, A CONDOMINIUM, IN ACCORDANCE WITH THE DECLARATION RECORDED MAY 6, 1977, IN BOOK 1433 AT PAGE 614 AND AS AMENDED BY INSTRUMENT RECORDED AUGUST 24, 1978, IN BOOK 1732 AT PAGE 571 AND CONDOMINIUM MAP RECORDED ON MAY 6, 1977 IN BOOK 5 AT PAGE 51 OF THE DENVER COUNTY RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 7995 E MISSISSIPPI AVE APT F24, 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 November 14, 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: 9/20/2024 Last Publication: 10/18/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/10/2024 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 #: CO23306

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000272 To Whom It May Concern: On 7/08/2024 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: THE MARTIN LIVING TRUST (10-18-99), AND ANY AMENDMENTS FKA &/OR AKA JANE E. MARTIN MARITAL TRUST AND DOUGLAS W. MARTIN, INDIVIDUALLY Original Beneficiary: LENOX HILL INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY Current Holder of Evidence of Debt: DWT HOLDINGS, LLC Date of Deed of Trust (DOT): 8/09/2018 Recorded Date of DOT: 8/23/2018 Reception No.of DOT: 2018106749 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$40,000.00 Outstanding Principal Amount as of the date hereof: \$39,863.01 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 AND FAILURE TO PAY IN FULL BY THE MATURITY DATE. 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 49.5 FEET OF THE NORTH 77 FEET OF THE EAST 131 FEET OF THE WEST 161 FEET OF BLOCK 3, UNIVERSITY GARDENS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.* Which has the address of 2400 SOUTH MONROE 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 November 7, 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: 9/13/2024 Last Publication: 10/11/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/03/2024 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: MESSNER REEVES LLP Denver Registration #: 33214 DEANNE R STODDEN, 1550 WEWATTA STREET, SUITE 710, DENVER, CO 80202 Phone #: (303) 623-4806 Fax #: 303-623-0552 Attorney File #: 11077.0001/24-000074-01

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000290 To Whom It May Concern: On 7/17/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: RAUL HERNANDEZ JR. Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR UNITED WHOLESAL MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CITIBANK, N.A. NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR UWM 2021-INV5 Date of Deed of Trust (DOT): 10/01/2021 Recorded Date of DOT: 10/04/2021 Reception No.of DOT: 2021186834 DOT Recorded in Denver County.

Original Principal Amount of Evidence of Debt: \$379,000.00 Outstanding Principal Amount as of the date hereof: \$366,987.30 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 2, BLOCK 25, STAPLETON, FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2885 CENTRAL PARK BLVD, 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 November 14, 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: 9/20/2024 Last Publication: 10/18/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/10/2024 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-24-993310-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000269 To Whom It May Concern: On 6/28/2024 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 IBARRA ALFARO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR STEARNS LENDING, LLC Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 11/04/2016 Recorded Date of DOT: 11/14/2016 Reception No. of DOT: 2016158492 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$282,500.00 Outstanding Principal Amount as of the date hereof: \$267,146.24 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 1, BLOCK 2, SHERIDAN PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Which has the address of 1100 S ZENOBIA ST, DENVER, CO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 31, 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: 9/06/2024 Last Publication: 10/04/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/27/2024 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 #: 00000010185536

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

Denver Probate Court

Case No. 2024PR030619

In the Matter of the Estate of

Mary Elizabeth Watts a/k/a Mary E. Watts a/k/a Betsy Watts, 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 January 10, 2025, or the claims may be forever barred.

Jerry Wittkoff

Personal Representative

5173 Le Due Lane

Castle Rock, CO 80108

JAY H. CHAPMAN, Esq. Atty. Reg. #: 00645

Attorney for the Personal Representative

Chapman & Roth, LLC

1355 S. Colorado Blvd., Suite 600

Denver, CO 80222

Phone Number: 303-759-4004

FAX Number: 303-757-0231

E-mail: jay@chapmanroth.com

First Publication: September 6, 2024

Second Publication: September 13, 2024

Third Publication: September 20, 2024

Published: Intermountain Jewish News

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

Mesa Combined Court

Case No. 2024PR30268

In the Matter of the Estate of

DIANA LYNN HARPER-GEORGE, A/K/A DIANE HARPER-GEORGE, DIANA BROUSSARD, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the MESA COMBINED COURT 125 N SPRUCE ST. GRAND JUNCTION, CO 81501 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: September 13, 2024

Second Publication: September 20, 2024

Third Publication: September 27, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000271 To Whom It May Concern: On 7/01/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MICHAEL FOGARTY AKA MICHAEL CHRISTOPHER FOGARTY Original Beneficiary: CENTENNIAL BANK AND TRUST NKA CITYWIDE BANKS, A DIVISION OF HTLF BANK Current Holder of Evidence of Debt: CITYWIDE BANKS, A DIVISION OF HTLF BANK Date of Deed of Trust (DOT): 4/10/2017 Recorded Date of DOT: 4/10/2017 Reception No. of DOT: 2017047818 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$824,000.00 Outstanding Principal Amount as of the date hereof: \$434,609.91 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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: A PARCEL

OF LAND WITHIN THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 21ST AVENUE AND THE WESTERLY RIGHT-OF-WAY LINE OF YORK STREET; THENCE NORTH 89° 52' 50" WEST, ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 77.95 FEET TO THE NORTHWEST CORNER OF UNIT 2232 21ST AVENUE AND THE POINT OF BEGINNING; THENCE SOUTH 00° 03' 38" WEST, ON THE WESTERLY LINE OF UNIT 2232 21ST AVENUE, A DISTANCE OF 48.49 FEET TO THE COMMON CORNER OF UNITS 2053, 2055 YORK STREET AND 2228, 2232 21ST AVENUE; THENCE SOUTH 89° 57' 50" WEST, ON THE NORTHERLY LINE OF UNIT 2053 YORK STREET, A DISTANCE OF 17.00 FEET TO THE COMMON CORNER OF UNITS 2047, 2053 YORK STREET AND 2224, 2228 21ST AVENUE; THENCE NORTH 00° 03' 38" EAST, ON THE EASTERLY LINE OF UNIT 2224 21ST AVENUE, A DISTANCE OF 48.54 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 89° 52' 50" EAST, ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING, COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2228 E 21ST AVE, DENVER, CO 80205

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 31, 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: 9/06/2024 Last Publication: 10/04/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/27/2024 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 #: 10429 DOUGLAS W. BROWN, BROWN DUNNING WALKER FEIN DRUSCH PC, 7995 E. PRENTICE AVENUE, SUITE 101E, GREENWOOD VILLAGE, CO 80111 Phone #: 303-329-3363 Attorney File #: 3115-017 B

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

District Court, Jefferson County

Case Number: 2024PR30843

In the Matter of the Estate of Marsha Deane Kessler (aka Marsha Deane Huntly), Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Jefferson County, Colorado on or before January 6, 2025, or the claims may be forever barred.

Tracy Crahan
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 770
Denver CO 80202

John A.M. Ferguson Jr. #53263

Hold Fast Legal LLC

For Tracy Crahan

1999 Broadway Ste 770

Denver CO 80202

303-285-1080

John.ferguson@holdfastlegal.com

First Publication: September 6, 2024

Second Publication: September 13, 2024

Third Publication: September 20, 2024

Published: Intermountain Jewish News

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

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. 2024-000265 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

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. 2024-000275 To Whom It May Concern: On 7/08/2024 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: BARRY MALDONADO Original Beneficiary: PREMIER MEMBERS CU Current Holder of Evidence of Debt: PREMIER MEMBERS CREDIT UNION Date of Deed of Trust (DOT): 1/21/2020 Recorded Date of DOT: 1/28/2020 Reception No. of DOT: 2020011802 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$249,000.00 Outstanding Principal Amount as of the date hereof: \$247,995.96 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE INSTALLMENT PAYMENTS OF PRINCIPAL, INTEREST, TAXES AND/OR INSURANCE AS PROVIDED FOR IN THE DEED OF TRUST AND CREDIT AGREEMENT. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 40 AND 41 AND SOUTH 1/2 OF LOT 42, BLOCK 6, MONT VIEW PARK ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2371 LOCUST ST, DENVER, CO 80207-3447

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 November 7, 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: 9/13/2024 Last Publication: 10/11/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/03/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HOLST & TEHRANI, LLP Denver Registration #: 44076 IMAN TEHRANI, PO BOX 298, 514 KIMBARK ST, LONGMONT, CO 80502-0298 Phone #: (303) 772-6666 Fax #: (303) 772-2822 Attorney File #: 2371 LOCUST ST

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
2019 FORD ESCAPE	C06937
Date of Publication: September 20, 2024	
Published: Intermountain Jewish News	

NOTICE OF SALE BY MAXX AUTO RECOVERY

**7070 Smith Rd.
Denver, CO 80207
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 #
1994 PONTIAC FIREBIRD	216677
2014 KIA SORENTO	543297
2000 TRACTOR SUPPLY TRAILER	045489
2007 HYUNDAI SANTA FE	043091

Date of Publication: September 20, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
2002 Toyota Camry	501823
2008 Dodge Ram	519975
2008 GMC Sierra	265959
2003 Dodge Dakota	355174

Date of Publication: September 20, 2024

Published: Intermountain Jewish News

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 #
2013 Suzuki GW 250	100662
2005 Lincoln Navigator	J12619
2003 Honda CR-V	016546
2012 Chevy Equinox	288880

Date of Publication: September 20, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000270 To Whom It May Concern: On 6/28/2024 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: CARL ERIK FREEMAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC. Current Holder of Evidence of Debt: TH MSR HOLDINGS LLC Date of Deed of Trust (DOT): 12/11/2017 Recorded Date of DOT: 12/15/2017 Reception No. of DOT: 2017163297 DOT Recorded in Denver County.

Original Principal Amount of Evidence of Debt: \$285,000.00 Outstanding Principal Amount as of the date hereof: \$281,401.47 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: CONDOMINIUM UNIT 303, FRONTVIEW 40 CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON JUNE 19, 2009, WITH RECEPTION NO. 2009077804, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR FRONTVIEW 40 RECORDED ON MAY 28, 2009, WITH RECEPTION NO. 2009065326, IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. TOGETHER WITH PARKING SPACE NO. 12 AND STORAGE UNIT 12 AS LIMITED COMMON ELEMENTS. Which has the address of 2650 W. FRONT VIEW CRESCENT DR. UNIT 303, DENVER, CO 80211

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 31, 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: 9/06/2024 Last Publication: 10/04/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/27/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 24CO00268-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000276 To Whom It May Concern: On 7/09/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: BENJAMIN J. SALGADO II, PERFORMANCE WINDOW TINT LLC, BY BENJAMIN J. SALGADO II AS MANAGER and AMY SALGADO Original Beneficiary: DENVER COMMUNITY CREDIT UNION Current Holder of Evidence of Debt: DENVER COMMUNITY CREDIT UNION N/K/A ZING CREDIT UNION Date of Deed of Trust (DOT): 1/16/2014 Recorded Date of DOT: 1/17/2014 Reception No. of DOT: 2014005803 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$262,500.00 Outstanding Principal Amount as of the date hereof: \$198,112.85 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST FOR REASONS INCLUDING, BUT NOT LIMITED TO, FAILURE TO PAY THE LOAN IN FULL UPON MATURITY OF THE LOAN. 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 8 TO 10, INCLUSIVE, BLOCK 1, BROADWAY HIGHLANDS SECOND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Which has the address of 2658 SOUTH BROADWAY, DENVER, COLORADO 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 November 7, 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: 9/13/2024 Last Publication: 10/11/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/03/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HOLST & TEHRANI, LLP Denver Registration #: 44076 IMAN TEHRANI, PO BOX 298, 514 KIMBARK ST, LONGMONT, CO 80502-0298 Phone #: (303) 772-6666 Fax #: (303) 772-2822 Attorney File #: 2658 SOUTH BROADWAY

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000279 To Whom It May Concern: On 7/11/2024 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: JUANITA BASQUEZ Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 6/29/2015 Recorded Date of DOT: 7/28/2015 Reception No. of DOT: 2015103940 DOT Recorded in Denver County.

Original Principal Amount of Evidence of Debt: \$105,000.00 Outstanding Principal Amount as of the date hereof: \$102,723.63 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 LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF DENVER STATE OF COLORADO: LOT 30, BLOCK 29, PRINGLES SUBDIVISION/BLOCK 29, RIVERSIDE ADDITION TO DENVER TOGETHER WITH ANY AND ALL IMPROVEMENTS THEREON, CITY AND COUNTY OF DENVER, STATE OF COLORADO. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE. Which has the address of 3919 HUMBOLDT ST N, DENVER, CO 80205-3333

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 November 7, 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: 9/13/2024 Last Publication: 10/11/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/03/2024 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 #: CO22650

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. 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

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. 2024-000273 To Whom It May Concern: On 7/02/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: THE EQUITY PROJECT LLC Original Beneficiary: SILVER HILL FUNDING, LLC Current Holder of Evidence of Debt: COMMUNITY LOAN SERVICING, LLC FKA BAYVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 2/22/2022 Recorded Date of DOT: 2/23/2022 Reception No. of DOT: 2022025103 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$1,019,460.00 Outstanding Principal Amount as of the date hereof: \$1,004,611.22 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 23 AND 24, BLOCK 8, WYMAN'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1718 NORTH GAYLORD STREET, DENVER, CO 80206

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 31, 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: 9/06/2024 Last Publication: 10/04/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/27/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: IDEA LAW GROUP, LLC Denver Registration #: 34682 JENNIFER ROGERS, 4530 S. EASTERN AVE., STE. 10, LAS VEGAS, NV 89119 Phone #: 877-353-2146 Attorney File #: 48146235

DISTRICT COURT, CITY AND COUNTY OF
DENVER, COLORADO
1437 Bannock Street
Denver, Colorado 80202

SHERIFF'S NOTICE OF SALE

Case Number: 2023CV31221

Division: Courtroom 414

PAWNEE LEASING CORPORATION, and Mayflower Capital Company PROFIT SHARING PLAN, as Assignee and Judgment Creditor,
Plaintiff,

v.

R&M DRAIN & WATERPROOFING, INC. and RICARDO, LUNA,
Defendants.

TO WHOM IT MAY CONCERN:

RE: Sheriff's Sale of Real Property pursuant to a Judgment entered on November 30, 2023 in the original amount of \$40,895.74 in favor of Pawnee Leasing Corporation against Ricardo Luna, a Transcript of Judgment recorded on December 26, 2023 as Reception No. 2023119527 of the real property records for the City and County of Denver, and a Writ of Execution from the District Court for the City and County of Denver, Colorado, issued on June 13, 2024 in favor of Mayflower Capital Company Profit Sharing Plan, as Assignee of Pawnee Leasing Corporation, directing the Sheriff for City and County of Denver to satisfy the Judgment plus interest and costs by levy and execution, and pursuant to and C.R.S. § 38-38-101 et seq.

The principal and interest due and owing on the Judgment as of July 18, 2024 is as follows:

Principal: \$40,895.74

Interest 24% per annum) 231 days x \$26.89 = \$6,211.59

Total \$47,107.33

This is to advise you that a Sheriff's Sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to above-referenced documents. **PLEASE BE ADVISED THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE FOLLOWING REAL PROPERTY**, legally described as follows: **Lots 26, 27, 28, 29, 30, 31, 32 and 33**

Block 1

Ivanhoe

City and County of Denver, State of Colorado

Also known by street and number as 3801 N. Monroe Street, Denver, Colorado 80205 ("Real Property")

The real Property to be sold and described herein is not all the Property that is currently encumbered by the Judgment.

THE JUDGMENT DEBTOR MAY NOT OWN FEE SIMPLE TITLE TO THE REAL PROPERTY AND RETAINS an undivided 50% interest IN THE REAL PROPERTY. YOU ARE ADVISED TO REVIEW THE REAL PROPERTY RECORDS OF THE ARA COUNTY CLERK AND RECORDER IN ADVANCE OF THE SALE OF THE REAL PROPERTY.

NOTICE OF SALE

Notice is hereby given, that I will at 10:00 a.m. on November 7, 2024 at the front steps of the City and County Building, 1437 Bannock Street, Denver, Colorado 80202, sell to the highest and best bidder, the Real Property described above, and all interest of the Judgment Debtor and his heirs and assigns, for the purpose of paying the Judgment amount entered herein, and will deliver to the purchasers a Certificate of Purchase, all as provided by law.

BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS PAYABLE TO THE REGISTRY OF THE DENVER DISTRICT COURT.

NOTICE OF RIGHTS

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 Sheriff's Sale. You may have the right to redeem said Real Property or you may have the right to cure a default of the Judgment being foreclosed. A copy of the statutes which may affect your rights are attached hereto.

The name, address and telephone number of the attorney representing holder of the Judgment is:

Harvey L. Kramer, Esq., Registration No. 31239

Kramer Law LLC

3731 Buffalo Lane

Montrose, CO 81403

(303) 282-4342

Email: hkramer@kramlaw.com

Attached hereto are copies of certain Colorado Statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and may create a personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure proceeding.

Intent to cure or redeem, as provided by the aforementioned laws, must be directed to or conducted at the Office of the Denver County Sheriff, Civil Division, 201 West Colfax, 1st Floor Atrium, Denver, Colorado 80202.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE

Dated: August 15, 2024

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant R. Line II

First Publication: September 13, 2024

Last Publication: October 11, 2024

Name of Publication: Intermountain Jewish News

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

Intermountain Jewish News

Legal Notices, September 20, 2024

www.ijn.com/legal-notices

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

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