

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
1998 Ford E250	A65300
1995 Ford E-series	B51084
2005 Hyundai Tucson	073639
2004 Suzuki GS500f	100043
2006 Pontiac G6	216051

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NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN #
2001 BMW 7 Series	P25763
2013 Mitsubishi Outlander Sport v	019152
2017 Infiniti QX50	380131

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NOTICE OF SALE

All individuals interested in the following-described vehicles are hereby notified that their vehicles are to be sold at **Empire Lakewood Nissan**, 14707 W Colfax Avenue, Lakewood, CO 80401.

Phone: (303) 232-8881

YEAR/MAKE/MODEL/TYPE/COLOR	VIN #
2022 NISSAN ROGUE UP GRAY	336389

Date of Publication: October 11, 2024

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NOTICE OF SALE BY MAXX AUTO RECOVERY

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

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

YEAR/MAKE/MODEL	VIN #
1998 DODGE STRATUS	206595
2009 HONDA CR-V	039065
2003 GMC YUKON	266057
2003 VOLVO V70	095927
2019 ROCKWELL TRAILER	4451BC
2004 FORD F150	B31245
2021 DODGE CHALLENGER	603148
2015 CHEVROLET SILVERADO	145536
2004 INFINITI FX35	211680
2013 SCION XB	033190
2007 NISSAN PATHFINDER	642066
1994 JEEP GRAND CHEROKEE	332784
1993 PONTIAC GRAND PRIX	282778

Date of Publication: October 11, 2024

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PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C00499, Division: Civil

Courtroom: 186

Public Notice is given on 9/20/24 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver County** Court.

The Petition requests that the name of JAZLYNN LILY MEDINA be changed to JAZLYNN LILY MEDINA-JENKINS.

First Publication: October 11, 2024

Second Publication: October 18, 2024

Third Publication: October 25, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case Number: 2024PR31022

In the Matter of the Estate of

Kathleen Ann McCullough, 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 27, 2025, or the claims may be forever barred.

Justin McCullough
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 770
Denver CO 80202

John A.M. Ferguson Jr. #53263

Hold Fast Legal LLC

For Justin McCullough

1999 Broadway Ste 770

Denver CO 80202

303-285-1080

John.ferguson@holdfastlegal.com

First Publication: September 27, 2024

Second Publication: October 4, 2024

Third Publication: October 11, 2024

Published: Intermountain Jewish News

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000313 To Whom It May Concern: On 8/08/2024 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: DOREEN CALDWELL and CRAIG CALDWELL Original Beneficiary: WACHOVIA BANK, NATIONAL ASSOCIATION Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 3/24/2008 Recorded Date of DOT: 4/11/2008 Reception No.of DOT: 2008049908 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$599,250.00 Outstanding Principal Amount as of the date hereof: \$611,563.10 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 2721 S FILLMORE 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 December 5, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/11/2024 Last Publication: 11/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/01/2024 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-24-994531-LL

EXHIBIT A

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF DENVER IN THE COUNTY OF DENVER AND STATE OF COLORADO AND BEING DESCRIBED IN A DEED DATED 09/01/2000 AND RECORDED 11/20/2000 IN INSTRUMENT NUMBER 2000-168905 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS: THE FOLLOWING DESCRIBED LOT(S) OR PARCEL(S) OF LAND, SITUATE, LYING AND BEING IN THE CITY AND COUNTY OF DENVER, AND STATE OF COLORADO, TO-WIT: LOT 1, BLOCK 36, SOUTHERN HILLS, FILING NO. SIX, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000317 To Whom It May Concern: On 8/07/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below

to be recorded in Denver County. Original Grantor: BETTYE M GAITER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN LIBERTY MORTGAGE, INCORPORATED, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC Date of Deed of Trust (DOT): 6/08/2017 Recorded Date of DOT: 6/15/2017 Reception No. of DOT: 2017078555 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$810,000.00 Outstanding Principal Amount as of the date hereof: \$344,542.17 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: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED HOLDER, THROUGH ITS ATTORNEYS, GIVES NOTICE AND DECLARES THAT THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 27 TO 29, INCLUSIVE, BLOCK 8, STRAYER'S PARK VIEW, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2911 MONACO PARKWAY, 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 December 5, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/11/2024 Last Publication: 11/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/01/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-032838

STATEMENT OF OWNERSHIP
MANAGEMENT AND CIRCULATION
October 11, 2024

INTERMOUNTAIN JEWISH NEWS, Publication No. 0047-0511. Published weekly, no. of issues published annually 53. Annual subscription, \$72.00, plus applicable sales tax. Location of headquarters or general business offices of the publisher: 1177 Grant St., Suite 200, Denver, CO, 80203-2362 (County of Denver).

Editor and Publisher: HILLEL GOLDBERG, 261 S. Jasmine Street, Denver, CO. 80224.

Publication Title: Intermountain Jewish News. Issue Date for Circulation Data Below: 09/27/24. Extent and Nature of Circulation: a. Total Number of Copies (Net press run): Average no. copies each issue during preceding 12 months 1,975. No. Copies of Single Issue Published Nearest to filing date 2,350. b. Paid Circulation (*By Mail and Outside the Mail*). (1) Mailed Outside-County Paid Subscriptions Stated on PS Form 3541 (include paid distribution above nominal rate, advertiser's proof copies, and exchange copies) Average No. Copies Each Issue During Preceding 12 Months: 951; No. Copies of Single Issue Published Nearest to Filing Date: 1,031. (2) Mailed In-County Paid Subscriptions Stated on PS Form 3541 (*Include paid distribution above nominal rate, advertiser's proof copies, and exchange copies*) Average No. Copies Each Issue During Preceding 12 Months: 821; No. Copies of Single Issue Published Nearest to Filing Date: 961. (3) Paid Distribution Outside the Mails Including Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Paid Distribution Outside USPS: Average No. Copies Each Issue During Preceding 12 Months: 70. No. Copies of Single Issue Published Nearest to Filing Date: 70. (4) Paid Distribution by Other Classes of Mail Through the USPS (e.g. First-Class Mail) Average No. Copies Each Issue During Preceding 12 Months: 2. No. Copies of Single Issue Published Nearest to Filing Date: 2. c. Total Paid Distribution (*Sum of 15b (1), (2), (3), and (4)*) Average No. Copies Each Issue During Preceding 12 Months: 1,844. No. Copies of Single Issue Published Nearest to Filing Date: 1,947. d. Free or Nominal Rate Distribution (*By Mail and Outside the Mail*) (1) Free or Nominal Rate Outside-County Copies included on PS Form 3541. Average No. Copies Each Issue During Preceding 12 Months: 23. No. Copies of Single Issue Published Nearest to Filing Date: 125. (2) Free or Nominal Rate In-County Copies Included on PS Form 3541. Average No. Copies Each Issue During Preceding 12 Months: 25 No. Copies of Single Issue Published Nearest to Filing Date: 75. (3) Free or Nominal Rate Copies Mailed at Other Classes Through the USPS (e.g. First-Class Mail). Average No. Copies Each Issue During Preceding 12 Months: 0. No. Copies of Single Issue Published Nearest to Filing Date: 8. (4) Free or Nominal Rate Distribution Outside the Mail (*Carriers or other means*). Average No. Copies Each Issue During Preceding 12 Months: 28. No. Copies of Single Issue Published Nearest to Filing Date: 32. e. Total Free or Nominal Rate Distribution (*Sum of 15d (1), (2), (3), and (4)*): Average No. Copies Each Issue During Preceding 12 Months: 76. No. Copies of Single Issue Published Nearest to Filing Date: 240. f. Total Distribution (*Sum of 15c and 15e*): Average No. Copies Each Issue During Preceding 12 Months: 1,920. No. Copies of Single Issue Published Nearest to Filing Date:

2,187. g. Copies not Distributed (*See Instructions to Publishers #4 (page #3)*): Average No. Copies Each Issue During Preceding 12 Months: 30. No. Copies of Single Issue Published Nearest to Filing Date: 163. h. Total (*Sum of 15f and g*): Average No. Copies Each Issue During Preceding 12 Months: 1,975. No. Copies of Single Issue Published Nearest to Filing Date: 2,187. i. Percent Paid (*15c divided by 15f times 100*): Average No. Copies Each Issue During Preceding 12 Months: 97.2. No. Copies of Single Issue Published Nearest to Filing: 93.06. Electronic Copy Circulation a. Paid Electronic copies. Average No. Copies Each Issue During Preceding 12 Months: 88. No. Copies of Single Issue Published Nearest to Filing Date: 88. b. Total Paid Print Copies (Line 15c) + Paid Electronic Copies (Line 16a): Average No. Copies Each Issue During Preceding 12 Months: 1,932. No. Copies of Single Issue Published Nearest to Filing Date: 2,035. c. Total Print Distribution (Line 15f) + Paid Electronic Copies (Line 16a): Average No. Copies Each Issue During Preceding 12 Months: 2,008. No. Copies of Single Issue Published Nearest to Filing Date: 2,275. d. Percent Paid (Both Print & Electronic Copies) $16b \div 16c \times 100$: Average No. Copies Each Issue During Preceding 12 Months: 101.67. No. Copies of Single Issue Published Nearest to Filing Date: 82.85. Publication of Statement of Ownership. If the publication is a general publication, publication of this statement is required. Will be printed in the 10/11/24 issue of this publication. Signature and Title of Editor, Publisher, Business Manager or Owner: SHANA GOLDBERG, Assistant Publisher. Date: 9/29/24.

I certify that all information furnished on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).

Publication Dated: October 11, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000299 To Whom It May Concern: On 7/24/2024 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: REGINALD H SMITH Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC, A DELAWARE LIMITED LIABILITY COMPANY Current Holder of Evidence of Debt: LOANDEPOT.COM, LLC Date of Deed of Trust (DOT): 11/08/2012 Recorded Date of DOT: 12/11/2012 Reception No. of DOT: 2012171393 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$94,098.00 Outstanding Principal Amount as of the date hereof: \$70,869.11 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: THE NORTH 50 FEET OF THE SOUTH 100 FEET OF PLOT 2, BLOCK 1, WAREINGTON, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3640 FOREST STREET, DENVER, CO 80207

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of November 21, 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: 9/27/2024 Last Publication: 10/25/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/17/2024 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 #: 24CO00315-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000296 To Whom It May Concern: On 7/23/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: GEMSTONE DEVELOPMENT TRUST Original Beneficiary: INDICATE CAPITAL REIT, LLC Current Holder of Evidence of Debt: INDICATE CAPITAL REIT, LLC Date of Deed of Trust (DOT): 12/12/2022 Recorded Date of DOT: 12/13/2022 Reception No. of DOT: 2022148803 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$988,000.00 Outstanding Principal Amount as of the date hereof: \$988,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS THAT WERE VIOLATED UNDER THE DEED, THE DEED OF TRUST, OR BOTH, ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED ARE AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE. THE LIEN FORECLOSED MAY NOT BE A FIRST

LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 10, DALE HOUSTON SUBDIVISION CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 2601 XAVIER STREET, DENVER, CO 80212

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of November 21, 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: 9/27/2024 Last Publication: 10/25/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/17/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BURNS WALL AND MUELLER PC Denver Registration #: 12217 ROBERT T. COSGROVE, BURNS, WALL AND MUELLER, P.C., 303 EAST 17TH AVENUE, SUITE 920, DENVER, COLORADO 80203-1299 Phone #: 303-830-7000 Attorney File #: 2601 XAVIER STREET

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. 2024-000298 To Whom It May Concern: On 8/06/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: WYNKOOP DENVER, LLC A/K/A WYNKOOP DENVER LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: OWEMANCO MORTGAGE HOLDING CORPORATION Current Holder of Evidence of Debt: OWEMANCO MORTGAGE HOLDING CORPORATION Date of Deed of Trust (DOT): 5/23/2023 Recorded Date of DOT: 5/25/2023 Reception No.of DOT: 2023047404 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$1,479,693.46 Outstanding Principal Amount as of the date hereof: \$1,479,693.46 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: YOU ARE HEREBY NOTIFIED THAT THE

UNDERSIGNED DECLARES THAT THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED BY, AMONG OTHER DEFAULTS, THE FAILURE TO MAKE PAYMENT WHEN DUE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 60, 61, 62, 63, AND 64, BLOCK 7, IRONTON, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND KNOWN AS 3601 AND 3753-3763 WYNKOOP STREET, DENVER, COLORADO. Which has the address of 3601 AND 3753-3763 WYNKOOP 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 December 5, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/11/2024 Last Publication: 11/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/01/2024 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: FENNEMORE CRAIG, P.C. Denver Registration #: 31067 DAVID A LAIRD, 3615 DELGANY STREET, SUITE 1100, DENVER, CO 80216 Phone #: (303) 813-3836 Fax #: (303) 291-3201 Attorney File #: 3601 AND 3753-3763 WYNKOOP STREET

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

District Court, Arapahoe County

Case No. 2024PR31001

In the Matter of the Estate of

KENT WAYNE KARSTETTER, also known as KENT W. KARSTETTER, also known as KENT KARSTETTER, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court, Arapahoe County, Colorado on or before January 3, 2025 or the claims may be forever barred.

SARA KARSTETTER

Personal Representative

c/o Loren R. Ginsburg, #13937

899 Logan Street, Suite 203

Denver, CO 80203

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

Attorney for the Personal Representative

899 Logan Street, Suite 203

Denver, Colorado 80203

Phone Number: 303-837-9284

Fax Number: 303-837-0311

E-mail: ginsburglaw@yahoo.com

First Publication: October 4, 2024

Second Publication: October 11, 2024

Third Publication: October 18, 2024

Published: Intermountain Jewish News

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

District Court, Adams County

Case No. 2024PR030682

In the Matter of the Estate of

Abdul Malik Siddiqui, a/k/a Abdul M. Siddiqui, a/k/a Abdul Siddiqui, 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 27, 2025, or the claims may be forever barred.

Abdulhannan Malik

Personal Representative

6127 Colchester Lane

Matthews, North Carolina 28104

Mara B. Peterson, Esq., Atty. Reg. #: 54344

Attorney for the Personal Representative

Frascona, Joiner, Goodman & Greenstein, P.C.

4750 Table Mesa Drive

Boulder, CO 80305-5541

Phone Number: (303) 494-3000

Intermountain Jewish News

Legal Notices, October 11, 2024

www.ijn.com/legal-notice

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

FAX Number: (303) 494-6309

E-mail: mike@frscona.com

First Publication: September 27, 2024

Second Publication: October 4, 2024

Third Publication: October 11, 2024

Published: Intermountain Jewish News

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

District Court, Arapahoe County

Case No. 2024PR030992

In the Matter of the Estate of

**Michael Solomon aka Michael A. Solomon, Michael Anthony Solomon,
Mike Solomon, 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, Colorado on or before February 4, 2025 or the claims may be forever barred.

Andrew Solomon

Personal Representative

c/o Lori L. Kalata, Esq.

Foster Graham Milstein & Calisher, LLP

360 S. Garfield St., 6th Floor

Denver, Colorado 80209

(303) 333-9810

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

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: lkalata@fostergraham.com

First Publication: October 4, 2024

Second Publication: October 11, 2024

Third Publication: October 18, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 24PR466

In the Matter of the Estate of

LEE KATHRYN GASH-MAXEY, 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 February 4, 2025 or the claims may be forever barred.

KENT GASH

Personal Representative

1 Washington Sq. Village, Apt. 13H

New York, NY 10012

Phone Number: (404) 314-1888

First Publication: October 4, 2024

Second Publication: October 11, 2024

Third Publication: October 18, 2024

Published: Intermountain Jewish News

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

District Court, Arapahoe County

Case No. 2024PR31010

In the Matter of the Estate of

MARK A. BRAZWELL, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the ARAPAHOE COUNTY DISTRICT COURT 7325 S. POTOMAC ST., CENTENNIAL, CO 80112 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

Intermountain Jewish News

Legal Notices, October 11, 2024

www.ijn.com/legal-notice

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

First Publication: October 4, 2024

Second Publication: October 11, 2024

Third Publication: October 18, 2024

Published: Intermountain Jewish News

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

District Court, Jefferson County

Case No. 2024PR31063

In the Matter of the Estate of

RICHARD LOCKS PFLUGFELDER, also known as RICHARD L. PFLUGFELDER, also known as RICHARD PFLUGFELDER, 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 February 4, 2025*, or the claims may be forever barred.

Jason G. Mitchell, Esq., Atty. Reg #: 59611

Attorney for the Personal Representative

Illumine Legal LLC

8055 E. Tufts Ave., Suite 1350

Denver, CO 80237

Phone Number: 303-228-2241

FAX Number: 720-815-0070

Email: jason@illuminelegal.com

First Publication: October 4, 2024

Second Publication: October 11, 2024

Third Publication: October 18, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C40014, Division: Civil

Courtroom: 186

Public Notice is given on 9/23/24 that a Petition for a Change of Name of an Adult has been filed with the **Denver County** Court.

The Petition requests that the name of DIANNE KHALILAH COLE be changed to DIANNE KHALILAH ROBERTS.

First Publication: October 4, 2024

Second Publication: October 11, 2024

Third Publication: October 18, 2024

Published: Intermountain Jewish News

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

Court Address: 1437 Bannock Street, Denver, CO 80202

Court Use Only

Case Number: 2024CV032386

Division/ Courtroom: 424

CRAYS LLC, a Colorado limited liability company

Plaintiff,

v.

The Estate of Ernest Borrego; the Estate of Peggy K. Borrego; and all unknown persons who claim any interest in the subject matter of this action;

Defendants.

SUMMONS BY PUBLICATION

TO: THE ESTATE OF ERNEST BORREGO

THE ESTATE OF PEGGY K. BORREGO

ALL UNKNOWN PERSONS WHO CLAIM ANY INTEREST IN THE SUBJECT MATTER OF THIS ACTION

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

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

This is an action to foreclose a municipal lien that encumbers the real property legally described as:

The West 1/2 OF LOT 4, BLOCK 2, COTTAGE HILL, City and county of Denver, State of Colorado (the "**Property**"), commonly known as 3266 Utica Street, Denver, Colorado.

Dated this 24th day of September 2024.

HATCH RAY OLSEN CONANT LLC

By: s/Christopher J. Conant

Christopher J. Conant

Attorney for Plaintiff

Hatch Ray Olsen Conant LLC

730 17th Street, Suite 200

Denver, Colorado 80202

Phone Number: (303) 298-1800

Fax Number: (303) 298-1804

Email Address: cconant@hatchlawyers.com

Atty. Reg.#: 40269

In accordance with C.R.C.P. 121 §1-26(7) a copy of this document with original/electronic signatures is being maintained by Hatch Ray Olsen Conant LLC and will be made available for inspection by other parties or the court upon request.

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

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

First Publication: Friday, October 4, 2024

Last Publication: Friday, November 1, 2024

Published in The Intermountain Jewish News

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 #
2015 NISSAN SENTRA	643504
2011 DODGE NITRO	599978
2015 HYUNDAI AZERA	454389
2002 FORD EXPEDITION	A09108
1993 JEEP CHEROKEE	529369
2008 PONTIAC G6	208523
2000 AUDI TT	009867
2003 HONDA CIVIC	070947
2005 CHEVROLET EQUINOX	019041
2000 SATURN SL	213085

2006 DODGE SPRINTER 3500	918581
2013 CHEVROLET CRUZE	186149
2010 VOLKSWAGEN JETTA	124032
2006 MAZDA 3	415355
2007 CHEVROLET IMPALA	314186
2003 CADILLAC DEVILLE	146617
1995 CHEVROLET BLAZER	199065
2003 BUICK CENTURY	275741
2009 KIA RIO	524522
2003 TOYOTA CELICA	155860
2009 FORD ESCAPE	D10309
2006 TOYOTA SCION XB	110617
2015 DODGE GRAND CARAVAN	631051
2003 GMC ENVOY	286928
1999 HONDA CIVIC	040497
2006 NISSAN ARMADA	743601
2014 BMW X6	593135
2002 FORD FOCUS	158708
2004 HONDA ACCORD	010452
2015 SUZUKI LS650	100027
2004 CHEVROLET SUBURBAN	261554
2003 DODGE DURANGO	563859
1997 HONDA ACCORD	011123
2015 NISSAN VERSA	888470
1997 PONTIAC BONNEVILLE	220402
2007 BMW X3	F02820
2004 GMC YUKON	332061
2018 GMC ACADIA	108348
2007 TOYOTA CAMRY	031249
2010 VOLKSWAGEN CC SPORT	552371
2012 FORD ESCAPE	A34400
2005 HONDA PILOT	553943
1995 SUZUKI SIDEKICK	113068
2010 VOLKSWAGEN GTI	130407
1998 DODGE CARAVAN	692716
2008 SATURN VUE	674362
1999 MITSUBISHI MIRAGE	024542
2002 GMC SIERRA	114493
1998 MERCURY SABLE	622700
2012 NISSAN VERSA	861816
2005 CHEVROLET SUBURBAN	263710
2005 CHEVROLET SUBURBAN	268869
2017 MITSUBISHI LANCER	008538
2006 KIA SEDONA	085431
2020 TRAILER HORSE TRAILER	1911CZ
2001 BMW 325i	V03411
2018 HYUNDAI ACCENT	024680
2009 CHEVROLET MALIBU	197201
2005 TOYOTA PRIUS	026993
1998 CHRYSLER LEBARON	132035
2005 ACURA TL	020443
2013 DODGE CHARGER	534330

Date of Publication: October 11, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000318 To Whom It May Concern: On 8/07/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: TRACY LEE GILMORE and BARBARA E. WELLER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CASTLE & COOKE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CASTLE & COOKE MORTGAGE, LLC Date of Deed of Trust (DOT): 9/18/2020 Recorded Date of DOT: 9/23/2020 Reception No. of DOT: 2020154255 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$198,050.00 Outstanding Principal Amount as of the date hereof: \$112,893.60 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 1233 N. OGDEN STREET #607, DENVER, CO 80218

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of December 5, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/11/2024 Last Publication: 11/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/01/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-032359

LEGAL DESCRIPTION

CONDOMINIUM UNIT 607, LONDON HOUSE CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP RECORDED MAY 30, 1979, UNDER RECEPTION NO. 35327 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AND THE AMENDED AND RESTATED CONDOMINIUM DECLARATION FOR LONDON HOUSE CONDOMINIUMS RECORDED OCTOBER 19, 2007, UNDER RECEPTION NO. 2007163340 IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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. 2024-000314 To Whom It May Concern: On 8/07/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below

to be recorded in Denver County. Original Grantor: RAZOR REAL ESTATE INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOMETOWN EQUITY MORTGAGE, LLC, A MISSOURI LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-INV1 Date of Deed of Trust (DOT): 9/29/2022 Recorded Date of DOT: 10/04/2022 Reception No. of DOT: 2022127920 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$678,000.00 Outstanding Principal Amount as of the date hereof: \$678,000.00 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 MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 35 AND 36, AND THE SOUTH 23 FEET OF LOT 37, BLOCK 9, SOUTH UNIVERSITY PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3361 S DAHLIA ST, 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 December 5, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/11/2024 Last Publication: 11/08/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/01/2024 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 #: CO22926

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. 2024-000290 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 WHOLESALE 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

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

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

District Court Arapahoe County

Case No. 2024PR30983, Division: CLX

In the Matter of the Estate of

Mark DeVency a/k/a Mark Joseph DeVency and Mark J. DeVency, 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 27, 2025, or the claims may be forever barred.

Payton Alder

Personal Representative

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

Greenwood Village, Co 80111

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

Joseph A. Orino, Esq., Att. 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 27, 2024

Second Publication: October 4, 2024

Third Publication: October 11, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2024PR30947

In the Matter of the Estate of JAMES SCOTT ZIMMERMAN a/k/a J. SCOTT ZIMMERMAN a/k/a SCOTT ZIMMERMAN, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to Denver Probate Court of the City and County of Denver, Colorado on or before February 4, 2025 or the claims may be forever barred.

William J. Bourke, #5688

Aaron M. Burton, #50865

Attorneys for the Personal Representative

Robinson Waters & O'Dorisio, P.C.

1099 18th Street, Ste. 2600

Denver, CO 80202

Phone: (303) 297-2600

Email: aburton@rwolaw.com

First Publication: September 27, 2024

Second Publication: October 4, 2024

Third Publication: October 11, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000311 To Whom It May Concern: On 8/01/2024 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: TERRENCE JAI'VAUGHN JOHNSON and ELIZABETH LILY JOHNSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SYNERGY ONE LENDING, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 8/26/2021 Recorded Date of DOT: 8/27/2021 Reception No. of DOT: 2021163638 DOT Recorded in Denver County.

Original Principal Amount of Evidence of Debt: \$314,268.00 Outstanding Principal Amount as of the date hereof: \$299,323.70 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 12, BLOCK 1, GREEN VALLEY RANCH FILING NO. 47, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 21369 RANDOLPH PL, 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 21, 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: 9/27/2024 Last Publication: 10/25/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/17/2024 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 #: CO11959

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000307 To Whom It May Concern: On 7/30/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: AMIE JOHN RAU Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS BENEFICIARY, AS NOMINEE FOR AMERIFIRST FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 12/27/2018 Recorded Date of DOT: 12/28/2018 Reception No. of DOT: 2018163718 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$337,500.00 Outstanding Principal Amount as of the date hereof: \$310,420.39 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: BUILDING NO. 3195 CONDOMINIUM UNIT 307 FIRE CLAY LOFTS CONDOMINIUMS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED ON SEPTEMBER 14 2001, AT RECEPTION NO. 2001154463, AS AMENDED, AND THE DECLARATION RECORDED ON SEPTEMBER 14, 2001, AT RECEPTION NO. 201154462, AS AMENDED, IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AS AMENDED FROM TIME TO TIME, INCLUDING THE EXCLUSIVE RIGHT TO USE LCE PARKING SPACE NO. 79 DEFINED BY AS THE DECLARATION AND DEPICTED ON THE MAP, COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3195 BLAKE STREET #307, 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 21, 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: 9/27/2024 Last Publication: 10/25/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/17/2024 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 #: CO23470

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000300 To Whom It May Concern: On 7/24/2024 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: CHIN-CHIN LIU and MATTHEW HALGRIMSON Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION

Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/21/2018 Recorded Date of DOT: 2/28/2018 Reception No. of DOT: 2018024038 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$900,000.00 Outstanding Principal Amount as of the date hereof: \$788,445.44

Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS:

FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 5 AND 6, BLOCK 84, PORTER'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1253 N PEARL STREET, DENVER, CO 80203

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of November 21, 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: 9/27/2024 Last Publication: 10/25/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/17/2024 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 #: 00000010199362

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000304 To Whom It May Concern: On 7/26/2024 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: PAUL D ENGSTROM Original Beneficiary: WESTERRA CREDIT UNION Current Holder of Evidence of Debt: WESTERRA CREDIT UNION Date of Deed of Trust (DOT): 3/04/2022 Recorded Date of DOT: 3/09/2022 Reception No.of DOT: 2022033397 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$75,000.00 Outstanding Principal Amount as of the date hereof: \$75,000.00 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: 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 1, EXCEPT THE NORTH 90 FEET OF SAID LOT, BLOCK 11, SOUTHLAWN GARDENS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2570 SOUTH CLAY STREET, DENVER, COLORADO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of November 21, 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: 9/27/2024 Last Publication: 10/25/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/17/2024 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 #: 3006-282

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000306 To Whom It May Concern: On 7/30/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: KRISTINA A DAVROS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED WHOLESAL MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC Date of Deed of Trust (DOT): 7/01/2021 Recorded Date of DOT: 7/08/2021 Reception No.of DOT: 2021130146 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$441,849.00 Outstanding Principal Amount as of the date hereof: \$419,882.55 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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: CONDOMINIUM UNIT NUMBER 1, BUILDING NO. 1, ACCORDING TO THE CONDOMINIUM MAP OF THREE FOUNTAINS FILING NO. 1, RECORDED IN CONDOMINIUM MAP BOOK 1, AT PAGE 42 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER AND CONDOMINIUM DECLARATION FOR THREE FOUNTAINS, FILING NO. 1, RECORDED IN BOOK 9648 AT PAGE 479 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER AND STATE OF COLORADO, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3272 S ONEIDA WAY, DENVER, CO 80224

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 21, 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: 9/27/2024 Last Publication: 10/25/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/17/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L. BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-032784

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

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

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

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

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

District Court, Jefferson County

Case No. 2024PR031026, Division: 11

In the Matter of the Estate of GARY CURRY, Deceased.

All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Jefferson, County, Colorado on or before January 27, 2025, or the claims may be forever barred.

Gregory Curry
Personal Representative
c/o Hackstaff Snow Atkinson & Griess, LLC
5105 DTC Pkwy, Suite 312
Greenwood Village, CO 80111

JOHN T. SNOW, Esq. #34957
TORIE L. HUDDLESTON, Esq. #58540
Attorneys for the Personal Representative
Hackstaff Snow Atkinson & Griess, LLC
5105 DTC Parkway, Ste. 312
Greenwood Village, CO80111
Phone Number: 303.534.4317
FAX Number: 303.534.4309
First Publication: September 27, 2024
Second Publication: October 4, 2024
Third Publication: October 11, 2024
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000301 To Whom It May Concern: On 8/01/2024 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: GAYLE A KEARNEY and JOSEPH F HINES Original Beneficiary: BOKF, NA DBA COLORADO STATE BANK AND TRUST Current Holder of Evidence of Debt: BOKF, N.A. Date of Deed of Trust (DOT): 2/22/2013 Recorded Date of DOT: 2/28/2013 Reception No.of DOT: 2013027359 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$58,500.00 Outstanding Principal Amount as of the date hereof: \$41,607.92 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 775 SOUTH ALTON WAY, UNIT 5B, 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 21, 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: 9/27/2024 Last Publication: 10/25/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/17/2024 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-24-993898-LL

EXHIBIT A

PARCEL 1:

AN UNDIVIDED 1/120TH INTEREST IN AND TO BLOCK 5, WINDSOR GARDENS EAST, SUBJECT TO EASEMENTS OF RECORD.

PARCEL II:

ALL OF THAT SPACE OR AREA WHICH LIES BETWEEN THE CEILING AND THE FLOOR, AND THE WALLS OF APARTMENT NO. 5-B (FOR CONVENIENT REFERENCE, NUMBERED AS UNIT NO. 545) IN BUILDING NO. 14, NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK, SAID BUILDING LOCATED SUBSTANTIALLY AS TO AN UNDIVIDED ON THE AREA PLAT PLAN, THEREOF, FILED OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, ON THE 31ST DAY OF DECEMBER 1964, IN CONDOMINIUM PLAT BOOK 1 AT PAGE 33.

PARCEL III:

AN UNDIVIDED 1/48TH INTEREST IN AND TO THE APARTMENT BUILDING, EQUIPMENT THEREIN INSTALLED AND APPURTENANT HERETO WITHIN WHICH THE ABOVE DESCRIBED SPACE OR AREA IS LOCATED.

TOGETHER WITH:

- (1) THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING STALL NO. 57, IN PARKING LOT NO. 7 OF SAID BLOCK, 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 II 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 AREAS LOCATED IN BUILDINGS OTHER THAN THAT DESCRIBED IN PARCEL II ABOVE, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES.
- CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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. 2024-000282 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