

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C01134

Division: Civil, Courtroom: 170

Public Notice is given on 10/11/24 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 CAROLINE ROSA BESHAR JONES be changed to caroline rosa beshar-jones.

Publication Date: October 25, 2024

Published: Intermountain Jewish News

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PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C01173

Public Notice is given on 10/14/24 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 JOHN MICHAEL DEETER be changed to JOHN WILLIAM QUINN.

First Publication: October 25, 2024

Second Publication: November 1, 2024

Third Publication: November 8, 2024

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**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 #
2008 PRENTISS TRAILER	000333
1977 CADILLAC ELDORADO	275906
2009 SUBARU IMPREZA	508571
1995 CHEVROLET BLAZER	179998
2004 SUBARU LEGACY	607860
2004 SUBARU FORESTER	706280
2014 AUDI Q7	017139
1997 SATURN SL2	381088
2011 DODGE CALIBER	242319
2005 HONDA ACCORD	005415
2000 NISSAN PATHFINDER	446828
2008 JEEP COMMANDER	158561
2006 HYUNDAI SONATA	084739
2009 CADILLAC DTS	146047
2006 MITSUBISHI ECLIPSE	006129

Date of Publication: October 25, 2024

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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
2000 Toyota Camry	670345
2010 Chevy Impala	154787
2007 Honda CRV	109521
2006 BMW 3series	S38492

Date of Publication: October 25, 2024

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NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
2008 Nissan Xterra	289117
2006 Jeep Grand Cherokee	207636
2013 GMC Terrain	217563

Date of Publication: October 25, 2024

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

District Court, Douglas County

Case No. 24PR30307, Division: COC

**In the Matter of the Estate of
MARY ALICE HERCHER, 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 Douglas, County, Colorado, on or before February 25, 2025 or the claims may be forever barred.

ROBERT J. HERCHER

Personal Representative

2679 W. Main St. 300-718

Littleton, CO 80120

Phone Number: 303-257-1321

E-mail: bob@rjhercher.com

First Publication: October 25, 2024

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

**Denver Probate Court
Case No. 2024PR30530
In the Matter of the Estate of
MYRLE M. SMITH, 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 1437 BANNOCK STREET DENVER, CO 80202 on or before four (4) months from the date of the first publication or the claims may be forever barred.

Wayne E. Vaden, Esq. (#21026)

Sydney C. Merrell, Esq. (#57396)

Attorneys for the Personal Representative

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B

Denver, CO 80239

(303) 377-2933 Voice

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

First Publication: October 25, 2024

Second Publication: November 1, 2024

Third Publication: November 8, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000333 To Whom It May Concern: On 8/19/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DJON PLANT Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR IDEAL HOME LOANS LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CITIZENS BANK, N.A. Date of Deed of Trust (DOT): 6/25/2018 Recorded Date of DOT: 7/02/2018 Reception No. of DOT: 2018081051** DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$100,000.00 Outstanding Principal Amount as of the date hereof: \$89,847.68 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1568 VERBENA ST, DENVER, CO 80220

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/25/2024 Last Publication: 11/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/10/2024 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

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

AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO21408

Exhibit A

PARCEL C

AS SHOWN ON THE IMPROVEMENT SURVEY PLAT RECORDED FEBRUARY 18, 1999 AT RECEPTION NO. 9900025250 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF LOTS 4, 5 AND 6, BLOCK 4, EAST COLFAX SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOTS, WHICH IS 40.00 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 7, THENCE NORTH ALONG THE WEST LINE OF SAID LOTS A DISTANCE OF 20.00 FEET, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 20.00 FEET, THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS, A DISTANCE OF 18.24 FEET, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 27.38 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 9.88 FEET, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 15.41 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 19.59 FEET, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 9.10 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS, A DISTANCE OF 20.00 FEET, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF LOT 7 A DISTANCE OF 33.69 FEET, THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 11.22 FEET, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF LOT 7 A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, TOGETHER WITH AN UNDIVIDED 1/6 INTEREST IN AND TO PARCEL D BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF LOTS 1 THROUGH 7 INCLUSIVE, BLOCK 4, EAST COLFAX SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOTS, WHICH IS 60.00 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 7, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 20.00 FEET, THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 18.24, FEET, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 27.38 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 9.88 FEET, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 15.41 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 19.59 FEET, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 18.60 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 19.37 FEET, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF LOT 7 A DISTANCE OF 18.50 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 29.41 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7, THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 25.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, THENCE NORTH ALONG THE WEST LINE OF SAID LOTS A DISTANCE OF 175.00 FEET TO THE NORTHWEST CORNER OF LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 25.12 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 29.64 FEET, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF LOT 7 A DISTANCE OF 18.51 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 19.43 FEET, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF LOT 7 A DISTANCE OF 18.60 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 19.66 FEET, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF LOT 7 A DISTANCE OF 15.39 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 9.92 FEET, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF LOT 7 A DISTANCE OF 27.38 FEET, THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 18.65 FEET, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF LOT 7 A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST LINE OF SAID LOTS, THENCE SOUTH 55.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**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 #
2007 JEEP LIBERTY	717481
1974 DODGE D100	177751
2008 CHRYSLER 300	178275
2002 HONDA ACCORD	004620
2012 JEEP GRAND CHEROKEE	289128
2016 TOYOTA RAV4	087042
1980 JEEP WILLY	058278
2003 BUICK CENTURY	199534
2012 NISSAN SENTRA	698084
2006 FORD FUSION	122746

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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 **AutoNation Ford Littleton**, 8252 S Broadway Littleton, CO 80122.

Phone: (303) 738-4501.

YEAR/MAKE/MODEL/TYPER/COLOR VIN

2013 FORD F-150 PK GRAY E98214

Date of Publication: October 25, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

All individuals interested in the following-described vehicles are hereby notified that their vehicles are to be sold at **Porsche Littleton**, 5500 South Broadway, Littleton, CO 80121.

Phone: (720) 283-6100.

YEAR/MAKE/MODEL/TYPER/COLOR VIN

2009 PORSCHE CAYENNE UP BLACK A04044

Date of Publication: October 25, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

All individuals interested in the following-described vehicles are hereby notified that their vehicles are to be Bonded for Certificate of Title by **Kenneth McFarland**, 175 S Bryant St., Denver, CO 80219.

Phone: (720) 329-0155.

YEAR/MAKE/MODEL/TYPER/COLOR VIN

1962 FORD FUTURA CP TAN 132319

Date of Publication: October 25, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

All individuals interested in the following-described vehicles are hereby notified that their vehicles are to be sold at **Bespoke Motorsports, LLC** 1701 W Baltic Pl., Englewood, CO 80110.

Phone: (303-) 955-8738.

YEAR/MAKE/MODEL/TYPER/COLOR VIN

2006 ACURA TL SD GRAY 075840

Date of Publication: October 25, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

All individuals interested in the following-described vehicles are hereby notified that their vehicles are to be Bonded for Certificate of Title by **Anthony I Trujillo**, 1184 Wago Dr., Pueblo, CO 81006.

Phone: (719) 544-1947.

YEAR/MAKE/MODEL/TYPER/COLOR VIN

2015 RAM 1500 PK WHITE 650705

Date of Publication: October 25, 2024

Published: Intermountain Jewish News

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

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C01042, Division: Civil

Courtroom: Virtual 175

Public Notice is given on 10/11/24 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 avelina castillo sarmiento be changed to avelina lopez sarmiento.

First Publication: October 18, 2024

Second Publication: October 25, 2024

Third Publication: November 1, 2024

Published: Intermountain Jewish News

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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. 2024-000314 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. 2024-000322 To Whom It May Concern: On 8/14/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: GABRIEL L ZAMORA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, AS BENEFICIARY, AS NOMINEE FOR GN MORTGAGE, LLC., A WISCONSIN LIMITED LIABILITY COMPANY Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BAYVIEW FINANCIAL MORTGAGE PASS-THROUGH TRUST 2007-A, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-A Date of Deed of Trust (DOT): 3/31/2003 Recorded Date of DOT: 4/25/2003 Reception No. of DOT: 2003077895 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$145,000.00 Outstanding Principal Amount as of the date hereof: \$72,557.22 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 28, BLOCK 27,

ATHMAR PARK UNIT NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 824 S QUIVAS STREET, DENVER, CO 80223

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/18/2024 Last Publication: 11/15/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/08/2024 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 #: 23CO00283-2

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C01203, Division: Civil

Courtroom: 100

Public Notice is given on 10/21/24 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 DEIDRIE KIKO MILLER be changed to KIKO EIMI PORTMAN.

First Publication: October 25, 2024

Second Publication: November 1, 2024

Third Publication: November 8, 2024

Published: Intermountain Jewish News

A

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000334 To Whom It May Concern: On 8/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ZACHERY RYAN VALENZUELA Original Beneficiary:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR UNITED WHOLESale MORTGAGE, LLC Current Holder of Evidence of Debt: UNITED WHOLESale MORTGAGE, LLC Date of Deed of Trust (DOT): 11/17/2021 Recorded Date of DOT: 11/18/2021 Reception No. of DOT: 2021215033 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$449,550.00 Outstanding Principal Amount as of the date hereof: \$432,557.10 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 AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1499 BLAKE ST #3Q, DENVER, CO 80202

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 19, 2024, Online at

<https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale. IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/25/2024 Last Publication: 11/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/10/2024 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 #: 00000010225886

LEGAL DESCRIPTION

CONDOMINIUM UNIT 3Q, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE(S) B2-6, AND STORAGE SPACE(S) S2-38, PALACE LOFTS CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP

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

THEREOF, RECORDED ON FEBRUARY 27, 1998, WITH RECEPTION NUMBER 9800029350, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AND AS DEFINED AND DESCRIBED IN PALACE LOFTS CONDOMINIUMS CONDOMINIUM DECLARATION RECORDED ON FEBRUARY 27, 1998, WITH RECEPTION NUMBER 9800029349, IN SAID RECORDS. TECHNICAL AMENDMENT TO PALACE LOFTS CONDOMINIUMS CONDOMINIUM DECLARATION RECORDED MARCH 13, 1998 AT RECEPTION NO. 9800038353. CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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.

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

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000348 To Whom It May Concern: On 8/27/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOANNE EDGERTON ROBERTS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC Date of Deed of Trust (DOT): 1/25/2021 Recorded Date of DOT: 2/01/2021 Reception No. of DOT: 2021016502 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$1,057,500.00 Outstanding Principal Amount as of the date hereof: \$408,482.64 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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: LOT 7 AND THE N 1/2 OF LOT 8, BLOCK 234, CAPITOL AVENUE SUBDIVISION, EXCEPT THE REAR 6 FEET OF SAID LOTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1144 COOK STREET, DENVER, CO 80206

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/25/2024 Last Publication: 11/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/10/2024 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 #: 24-032948

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000346 To Whom It May Concern: On 8/26/2024 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: TNGI 1 LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: MERCHANTS MORTGAGE & TRUST CORPORATION Current Holder of Evidence of Debt: 7400, LLC Date of Deed of Trust (DOT): 6/01/2023 Recorded Date of DOT: 6/02/2023 Reception No. of DOT: 2023049760 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$678,600.00 Outstanding Principal Amount as of the date hereof: \$678,600.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE WEST 1/4 OF LOT 43, RESUBDIVISION OF BLOCK 13, HARTMAN'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4022 EAST 17TH AVENUE PARKWAY, DENVER, CO 80220

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of December 19, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/25/2024 Last Publication: 11/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/10/2024 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-24-994658-LL

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. 2024-000313 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. 2024-000299 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. 2024-000311 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. 2024-000319 To Whom It May Concern: On 8/09/2024 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: JULIAN GONZALEZ, A SINGLE MAN Original Beneficiary: COMPASS BANK Current Holder of Evidence of Debt: PNC BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 1/07/2016 Recorded Date of DOT: 1/07/2016 Reception No. of DOT: 2016002180 DOT Recorded in Denver County.

Original Principal Amount of Evidence of Debt: \$152,000.00 Outstanding Principal Amount as of the date hereof: \$128,516.54 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE THE MONTHLY MORTGAGE PAYMENTS AS REQUIRED BY THE TERMS OF THE NOTE AND DEED OF TRUST. SUCH FAILURE CONSTITUTES A BREACH UNDER THE NOTE AND DEED OF TRUST TRIGGERING THE POWER OF SALE BY THE PUBLIC TRUSTEE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

Which has the address of 9110 E GIRARD AVE. UNIT 4, DENVER, CO 80231

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/18/2024 Last Publication: 11/15/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/08/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: THE SAYER LAW GROUP, P.C. Denver Registration #: 46396 MARCELLO G ROJAS, 3600 SOUTH BEELER STREET, SUITE 330, DENVER, CO 80237 Phone #: (303) 353-2965 Attorney File #: CO240053

EXHIBIT A

Unit 4, Building 2, HAMPDEN COURT CONDOMINIUMS, as shown on the Condominium Map recorded October 16, 1978 in Condominium Book 6 at Pages 46 to 52, Reception No. 29628 and subject to the Declaration recorded October 4, 1978 in Book 1762 at Page 55, Reception No. 24563 as amended by instrument recorded October 24, 1978 in Book 1775 at Page 188, Reception No. 33567, City and County of Denver, State of Colorado

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000338 To Whom It May Concern: On 8/23/2024 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: STEPHEN MOSS Original Beneficiary: FIELDSTONE MORTGAGE COMPANY Current Holder of Evidence of Debt: ARCH MORTGAGE ASSURANCE COMPANY Date of Deed of Trust (DOT): 9/15/2004 Recorded Date of DOT: 9/22/2004 Reception No. of DOT: 2004197318 DOT Recorded in Denver County.

Original Principal Amount of Evidence of Debt: \$23,850.00 Outstanding Principal Amount as of the date hereof: \$21,574.00 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 COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED IS OR ARE AS FOLLOWS: FAILURE TO MAKE PROMISSORY NOTE PAYMENTS THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 17, BLOCK 1, LINDEN LEA SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1591 SOUTH KRAMERIA STREET, DENVER, COLORADO 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 December 19, 2024, Online at <https://www.denver.realestate.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions

on accessing the sale and submitting bids may be found online at <https://www.denver.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: 10/25/2024 Last Publication: 11/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/10/2024 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: HARRY L SIMON P.C. Denver Registration #: 7942 HARRY L SIMON, 10200 EAST GIRARD AVENUE, BUILDNG B SUITE 120, DENVER, CO 80231 Phone #: 3037586601 Attorney File #: 1591 SOUTH KRAMERIA STREET

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. 2024-000351 To Whom It May Concern: On 8/28/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ERICA PLETRECE CALHOUN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 10/13/2022 Recorded Date of DOT: 10/14/2022 Reception No. of DOT: 2022131196 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$608,770.00 Outstanding Principal Amount as of the date hereof: \$596,715.57 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 12 AND 13, AND THE SOUTH 5.029 FEET OF LOT 11, EXCEPT THE REAR 8 FEET OF SAID

LOTS, BLOCK 6, BERGER'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3110 N FILLMORE ST, DENVER, CO 80205-4202

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 19, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/25/2024 Last Publication: 11/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/10/2024 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: 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 #: 24CO00344-2

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000350 To Whom It May Concern: On 8/28/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CHRISTOPHER A. BARBOUR Original Beneficiary: WASHINGTON PARK MORTGAGE LLC Current Holder of Evidence of Debt: HSBC BANK USA NATIONAL ASSOCIATION AS TRUSTEE DEUTSCHE ALT-A SE CURITIES INC MORTGAGE LOAN TRUST SERIES 2005-1 MORTGAGE PASS-THROUGH CERTIFICATE Date of Deed of Trust (DOT): 11/02/2004 Recorded Date of DOT: 11/18/2004 Reception No.of DOT: 2004238624 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$138,000.00 Outstanding Principal Amount as of the date hereof: \$76,057.47 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE THE MONTHLY MORTGAGE PAYMENTS AS REQUIRED BY THE TERMS OF THE NOTE AND DEED OF TRUST. SUCH FAILURE CONSTITUTES A BREACH UNDER THE NOTE AND DEED OF TRUST TRIGGERING THE POWER OF SALE BY THE PUBLIC TRUSTEE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE WEST 32.875 FEET OF LOT 25 AND THE WEST 32.875 FEET OF THE SOUTH 1/2 OF LOT 26, BLOCK 14, BROADWAY HEIGHTS 2ND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2121 E VIRGINIA AVE., DENVER, CO 80209

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/25/2024 Last Publication: 11/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/10/2024 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: THE SAYER LAW GROUP, P.C. Denver Registration #: 46396 MARCELLO G ROJAS, 3600 SOUTH BEELER STREET, SUITE 330, DENVER, CO 80237 Phone #: (303) 353-2965 Attorney File #: CO240057

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000331 To Whom It May Concern: On 8/19/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARY ANN ARGUELLO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR THE LENDING GROUP, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-7 Date of Deed of Trust (DOT): 5/05/2006 Recorded Date of DOT: 5/26/2006 Reception No.of DOT: 2006083543 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$108,000.00 Outstanding Principal Amount as of the date hereof:

\$47,025.94 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 16 AND 17, BLOCK 1, VALVERDE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1562 WEST BAYAUD AVENUE, DENVER, CO 80223

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/25/2024 Last Publication: 11/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/10/2024 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 #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-032697

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000324 To Whom It May Concern: On 8/19/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: 700 17TH STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY Original Beneficiary: BENEFIT STREET PARTNERS CRE FINANCE LLC, A DELAWARE LIMITED LIABILITY COMPANY Current Holder of Evidence of Debt: WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF JPMCC COMMERCIAL MORTGAGE SECURITIES TRUST 2016-JP2, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2016-JP2 Date of Deed of Trust (DOT): 6/06/2016 Recorded Date of DOT: 6/09/2016 Reception No. of DOT: 2016075472 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$21,000,000.00 Outstanding Principal Amount as of the date hereof: \$19,145,750.97 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO PAY WHEN DUE ONE OR MORE PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 29 TO 32, INCLUSIVE, BLOCK 140, EAST DENVER CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 700 17TH STREET, DENVER, COLORADO 80202

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 19, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/25/2024 Last Publication: 11/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/10/2024 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: BRYAN CAVE LEIGHTON PAISNER LLP Denver Registration #: 41068 CRAIG K SCHUENEMANN, 1700 LINCOLN STREET, SUITE 4100, DENVER, CO 80203 Phone #: (303) 861-7000 Attorney File #: 700 17TH STREET

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000320 To Whom It May Concern: On 8/12/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below

to be recorded in Denver County. Original Grantor: CLINTON PUPPE, CLIFFORD JAMES PUPPE and ELIZABETH PUPPE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SERVBANK, SB Date of Deed of Trust (DOT): 6/05/2018 Recorded Date of DOT: 7/09/2018 Reception No. of DOT: 2018083614 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$324,022.00 Outstanding Principal Amount as of the date hereof: \$308,600.33 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 14, BLOCK 2, GREEN VALLEY RANCH FILING NO. 58, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 4648 ANDES WAY, DENVER, CO 80249

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/18/2024 Last Publication: 11/15/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/08/2024 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 #: 24-032835

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000349 To Whom It May Concern: On 8/28/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: EVELYN J O'DELL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PEOPLES NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 5/29/2018 Recorded Date of DOT: 5/30/2018 Reception No. of DOT: 2018063800 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$264,185.00 Outstanding Principal Amount as of the date hereof: \$188,239.12 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 6, BLOCK 3, GREEN VALLEY RANCH FILING NO. 43, CITY & COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 18686 E 40TH 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 December 19, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/25/2024 Last Publication: 11/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/10/2024 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 #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 19-020769

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000326 To Whom It May Concern: On 8/16/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: HELEN LAKE BAKER MOON and ANTHONY EDWARD MOON Original Beneficiary: LONG BEACH MORTGAGE COMPANY Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-3, ASSET-BACKED CERTIFICATES, SERIES 2006-3 Date of Deed of Trust (DOT): 2/06/2006 Recorded Date of DOT: 2/17/2006 Reception No. of DOT: 2006030091 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$248,000.00 Outstanding Principal Amount as of the date hereof: \$218,809.02 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 39 AND 40 BLOCK 2 EXCEPT THE REAR OR WESTERLY 8 FEET THEREOF EAST MONTROSE CITY AND COUNTY OF DENVER STATE OF COLORADO Which has the address of 1961 TRENTON ST, DENVER, COLORADO 80220

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/25/2024 Last Publication: 11/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/10/2024 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-24-995149-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000337 To Whom It May Concern: On 8/26/2024 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: CATHERINE J FISCHER and MARSHALL P FISCHER Original Beneficiary: WORLD SAVINGS BANK, FSB.

Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 9/21/2007 Recorded Date of DOT: 10/09/2007 Reception No. of DOT: 2007157066 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$260,000.00 Outstanding Principal Amount as of the date hereof: \$130,894.55 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: LOTS 43 AND 44, BLOCK 31, BROADWAY HEIGHTS, SECOND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 617 S YORK STREET, DENVER, CO 80209-4642

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 19, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/25/2024 Last Publication: 11/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/10/2024 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 #: 00000010239200

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000343 To Whom It May Concern: On 8/26/2024 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: MADISEN ELIZABETH GUNNER and EDGAR CARUVALLO TEJEDA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERIFIRST FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SERVBANK, SB Date of Deed of Trust (DOT): 8/17/2020 Recorded Date of DOT: 8/18/2020 Reception No. of DOT: 2020129183 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$222,888.00 Outstanding Principal Amount as of the date hereof: \$202,713.05 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 5255 MEMPHIS STREET, #1111, 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 December 19, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/25/2024 Last Publication: 11/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/10/2024 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 #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-030388

LEGAL DESCRIPTION

Condominium Unit No. 1111, Building No. 11, The Trails at Parkfield Lake, as defined and described in the Condominium Declaration of The Trails at Parkfield Lake, recorded on August 12, 2002 at Reception No. 200139960, in the Office of the Clerk and Recorder of the City and County of Denver, and according to the Condominium Map of The Trails at Parkland Lake, recorded on February 21, 2006 at Reception No. 2006030613 in said records, Together with the exclusive right to use Parking Space No. 1111, City and County of Denver, State of Colorado.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000341 To Whom It May Concern: On 8/26/2024 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: THOMAS E. COOPER and CHARLES A. JUDISH Original Beneficiary: SECURITY SERVICE FEDERAL CREDIT UNION Current Holder of Evidence of Debt: SECURITY SERVICE FEDERAL CREDIT UNION Date of Deed of Trust (DOT): 5/26/2017 Recorded Date of DOT: 6/01/2017 Reception No. of DOT: 2017071546 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$50,000.00 Outstanding Principal Amount as of the date hereof: \$39,546.68 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 TWENTY (20), BLOCK TWENTY-FOUR (24), HARVEY PARK ADDITION FILING NO. 2 Which has the address of 2435 S MEADE ST, DENVER, CO 80219

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of December 19, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law.

Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/25/2024 Last Publication: 11/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/10/2024 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-24-995927-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000342 To Whom It May Concern: On 8/26/2024 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: EDUARDO ALVAREZ, ANA LOURDES ALVAREZ and EDANIS ALVAREZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITYWIDE HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 6/27/2019 Recorded Date of DOT: 7/01/2019 Reception No. of DOT: 2019084232 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$328,932.00 Outstanding Principal Amount as of the date hereof: \$304,061.88 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 11, BLOCK 9, CONCORD FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

APN#: 00194-09-011-000 Which has the address of 4482 FAIRPLAY WAY, 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 December 19, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/25/2024 Last Publication: 11/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/10/2024 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 #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-032924

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000316 To Whom It May Concern: On 8/13/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: OWETTA R. MCNEIL Original Beneficiary: MOUNTAIN PACIFIC MORTGAGE COMPANY Current Holder of Evidence of Debt: MORTGAGE ASSETS MANAGEMENT, LLC Date of Deed of Trust (DOT): 6/14/2007 Recorded Date of DOT: 6/30/2007 Reception No. of DOT: 2007102511 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$462,555.00 Outstanding Principal Amount as of the date hereof: \$334,639.17 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: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, DEATH OF ALL NAMED MORTGAGORS UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 35 AND 36, BLOCK 102, CHAMBERLIN AND MILLER'S PARK HILL CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 2541 ELM STREET, DENVER, COLORADO 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 12, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/18/2024 Last Publication: 11/15/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/08/2024 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-24-993528-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000329 To Whom It May Concern: On 8/16/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JACK CRAFTS Original Beneficiary: WASHINGTON MUTUAL BANK, FA Current Holder of Evidence of Debt: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST Date of Deed of Trust (DOT): 9/05/2002 Recorded Date of DOT: 9/16/2002 Reception No. of DOT: 2002162496 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$105,000.00 Outstanding Principal Amount as of the date hereof: \$81,496.59 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 16 TO 18 INCLUSIVE, EXCEPT THE SOUTH 7 FEET OF LOT 18, BLOCK 1, COLLEGE PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1522 QUEBEC STREET, DENVER, CO 80220 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/25/2024 Last Publication: 11/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/10/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-030416

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000347 To Whom It May Concern: On 8/27/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: GLEN WILLIAMS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ADVISORS MORTGAGE GROUP, L.L.C., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC Date of Deed of Trust (DOT): 4/25/2022 Recorded Date of DOT: 5/05/2022 Reception No. of DOT: 2022060833 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$636,000.00 Outstanding Principal Amount as of the date hereof: \$172,964.97 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE DEATH OF THE BORROWER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 6, BLOCK 5, MONTBELLO FILING NO. 35, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5136 CRYSTAL STREET, DENVER, CO 80239

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/25/2024 Last Publication: 11/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/10/2024 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 #: CO23406

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000328 To Whom It May Concern: On 8/16/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOHN ANDERSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. DBA AMERICA'S WHOLESale LENDER Current Holder of Evidence of Debt: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST Date of Deed of Trust (DOT): 6/27/2007 Recorded Date of DOT: 10/03/2007 Reception No. of DOT: 2007154130 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$127,920.00 Outstanding Principal Amount as of the date hereof: \$81,298.63 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 29, BLOCK 2, GLENBROOK, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5008 S. IRIS STREET, DENVER, CO 80123

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/25/2024 Last Publication: 11/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/10/2024 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 #: 00000010220242

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000336 To Whom It May Concern: On 8/23/2024 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: ANNE P BARKER and TRACY W BARKER Original Beneficiary: BANK OF THE WEST Current Holder of Evidence of Debt: BMO BANK N.A. Date of Deed of Trust (DOT): 12/21/2017 Recorded Date of DOT: 1/08/2018 Reception No. of DOT: 2018002717 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$150,000.00 Outstanding Principal Amount as of the date hereof: \$149,941.68 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 18 AND THE SOUTH 1/3

OF LOT 17, BLOCK 32, SELBACH'S SUBDIVISION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 267 S EMERSON ST, DENVER, CO 80209

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

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/25/2024 Last Publication: 11/22/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/10/2024 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: 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 #: 24CO00353-1

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

District Court, Adams County

Case No. 2024PR030734

In the Matter of the Estate of

Edward Michael Witthar aka Ed M. Witthar, Eddie M. Witthar, 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 February 25, 2025 or the claims may be forever barred.

Sheila Havel
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 25, 2024
Second Publication: November 1, 2024
Third Publication: November 8, 2024
Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2024PR31096

In the Matter of the Estate of

KAREN J. COWAN, a/k/a KAREN JANE COWAN, a/k/a KAREN COWAN, 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 25, 2025, or the claims may be forever barred.

Debra Lynn Kunkel
Personal Representative
3171 S. Hannibal Street
Aurora, CO 80013

BETTE HELLER, Esq. Atty. Reg. #: 10521
Attorney for the Personal Representative
19671 E. Euclid Dr.,
Centennial, CO 80016
Phone Number: 303-690-7092
FAX Number: 303-690-0757
E-mail: bhelleresq@comcast.net
First Publication: October 25, 2024

Intermountain Jewish News

Legal Notices, October 25, 2024

www.ijn.com/legal-notice

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

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

District Court, Jefferson County

Case No. 2024PR31156

Division: 11, Courtroom: 140

In the Matter of the Estate of

JANIS L. SCHULTZ KESKE, aka JANIS SCHULTZ KESKE, aka JANIS S. KESKE, aka JANIS L. KESKE, aka JANIS KESKE, 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 25, 2025 or the claims may be forever barred.

J. Gregory McAuliffe, Esq. #17907

Attorney for Personal Representative:

McAULIFFE NEIMAN PC

999 18th Street, Suite 1230-South Tower

Denver, Colorado 80202

Phone: 303-996-8608

Fax: 303-623-9129

Email: gregg@mnpcclaw.com

First Publication: October 25, 2024

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

Denver Probate Court

Case No. 2024PR30999

In the Matter of the Estate of

MARILYN KATHRYN SCHMIDT, 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 1437 BANNOCK STREET DENVER, CO 80202 on or before four (4) months from the date of the first publication or the claims may be forever barred.

Wayne E. Vaden, Esq. (#21026)

Sydney C. Merrell, Esq. (#57396)

Attorneys for the Personal Representative

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B

Denver, CO 80239

(303) 377-2933 Voice

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

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

District Court Jefferson County

Case No. 2024PR31160

Division: 11, Courtroom: 140

In the Matter of the Estate of

Blanche Elizabeth Smith

a/k/a Betty Smith, 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 February 18, 2025, or the claims may be forever barred.

Jennifer Manera

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

Intermountain Jewish News

Legal Notices, October 25, 2024

www.ijn.com/legal-notices

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FAX Number: (303) 860-7344

Email: dhoffman@hn-colaw.com,

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

First Publication: October 18, 2024

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PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C01187, Division: Civil

Courtroom: 186

Public Notice is given on 10/14/24 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
EMIL ANDREEVICH BABAYAN be changed to
EMIL SULTANOV.

First Publication: October 18, 2024

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Third Publication: November 1, 2024

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