

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000371 To Whom It May Concern: On 9/11/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: BRIDGET J HABIGER Original Beneficiary: WORLD SAVINGS BANK, FSB Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 12/26/2001 Recorded Date of DOT: 1/07/2002 Reception No. of DOT: 2002003768 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$47,750.00 Outstanding Principal Amount as of the date hereof: \$21,992.53 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 1243 GAYLORD ST #509, 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 January 9, 2025, 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: 11/15/2024 Last Publication: 12/13/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/05/2024 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 #: 00000010195030

LEGAL DESCRIPTION

CONDOMINIUM UNIT 509, NORSEMAN II AT CHEESMAN PARK CONDOMINIUMS IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED DECEMBER 29, 1978 IN BOOK 1823 AT PAGE 127 AND CONDOMINIUM MAP RECORDED ON DECEMBER 29, 1978 IN MAP BOOK 9 AT PAGE 44 FOR GALLEON CONDOMINIUMS AND FIRST AMENDMENT RECORDED JUNE 11, 1979 IN BOOK 1933 AT PAGE 81 AND RE-RECORDED SEPTEMBER 28, 1979 IN BOOK 2017 AT PAGE 137, AMENDING THE NAME TO NORSEMAN II AT CHEESMAN PARK CONDOMINIUMS, CITY AND COUNTY OF DENVER RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: STORAGE SPACE 509 PARKING SPACE 49

**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**, 7070 Smith Rd., Denver, CO 80207:

YEAR/MAKE/MODEL	VIN #
1998 FORD EXPLORER	A68459
2000 CHEVROLET CAMARO	107335
1998 CHEVROLET TAHOE	357614
2000 BMW 323i	A90747
2009 VOLKSWAGEN JETTA	099210
2009 CHEVROLET MALIBU	130196
2001 GMC SIERRA	190114
2011 SUZUKI SX4	303715
2005 VOLVO V50	083562
2012 DODGE GRAND CARAVAN	365632
2011 TOYOTA CAMRY	612030
1992 FORD E350	B51495
2007 HONDA FIT	015368
2000 OLDSMOBILE SILHOUETTE	123788
2008 VOLKSWAGEN JETTA	165871
2002 DODGE CARAVAN	644607
2019 DELCO TRAILER	007811

2007 HONDA PILOT	008127	
2005 TOYOTA AVALON	003918	
2016 YIBEN 6 SERIES	500186	
2006 BMW 330XI	V65404	
2000 SUBARU LEGACY	625671	
1999 FORD RANGER	B20726	
2012 TOYOTA CAMRY	049429	
2008 ACURA MDX	520251	
2009 DODGE JOURNEY	157759	
1997 DODGE RAM 1500	808120	
2005 JEEP GRAND CHEROKEE	729456	
2008 CHEVROLET IMPALA	106887	
2004 GMC YUKON	265788	
1996 CHEVROLET BLAZER	136789	
2005 HONDA CIVIC	008869	
2000 MAZDA B3000	M24101	
2007 HONDA CIVIC	107464	
2012 RAM 2500	168440	
1991 HONDA ACCORD	094828	
2005 JEEP LIBERTY	681045	
2013 NISSAN MAXIMA	841055	
2000 MAZDA 626	169385	
2008 PONTIAC GRAND PRIX	172127	
2007 HYUNDAI SANTA FE	126177	
2011 VOLKSWAGEN JETTA	043546	
2010 FORD EDGE	B65284	
1976 CHEVROLET NOVA	156753	
1985 CADILLAC ELDORADO	632921	
1998 HONDA ACCORD	012575	
2002 NISSAN FRONTIER	394910	
2000 MAZDA 626	160832	
2009 HONDA PILOT	017999	
1997 SATURN SL1	248315	
1991 CHEVROLET LUMINA	116565	
2007 FORD MUSTANG	369575	
1975 FORD RANGER	W22634	
2004 FORD EXPEDITION	B66834	
2003 NISSAN MURANO	228120	
2014 FORD FOCUS	326406	
2013 FORD ESCAPE	B60157	
2003 CHEVROLET TAHOE	178368	
2007 FORD MUSTANG	218765	
2012 FORD FUSION	315470	
2011 MITSUBISHI LANCER	017755	
2009 KIA SPORTAGE	584836	
2015 HONDA ACCORD	174798	
2001 KIA SPORTAGE	043466	
2012 JEEP LIBERTY	150397	
2013 FORD C-MAX	500971	
2006 SCION XB	093314	
2012 JEEP PATRIOT	672136	
2003 LAND ROVER DISCOVERY	782146	
2007 TOYOTA SIENNA	069110	
1996 CADILLAC ELDORADO	616310	
1985 FORD BRONCO	A49776	
2012 TOYOTA PRIUS	334480	
2014 CHEVROLET SILVERADO	106550	
2005 CHRYSLER TOWN & COUNTRY	542763	
2005 PONTIAC G6	161641	

Date of Publication: November 22, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000378 To Whom It May Concern: On 9/16/2024 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: JC HOUSE FLIPPERS LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: KIAVI FUNDING, INC. Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2022-RTL2, MORTGAGE-BACKED NOTES, SERIES 2022-RTL2 Date of Deed of Trust (DOT): 11/10/2023 Recorded Date of DOT: 11/13/2023 Reception No.of DOT: 2023108938 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt:

\$467,000.00 Outstanding Principal Amount as of the date hereof: \$460,260.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT FORTY-FOUR (44) AND THE NORTH ONE-HALF OF LOT FORTY-THREE (43), BLOCK SIX (6) FISKS BROADWAY ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Which has the address of 2619 S BANNOCK 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 January 16, 2025, 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: 11/22/2024 Last Publication: 12/20/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/12/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: IDEA LAW GROUP, LLC Denver Registration #: 34682 JENNIFER C ROGERS, 4100 E. MISSISSIPPI AVE., STE 420, DENVER, CO 80246 Phone #: 877-353-2146 Attorney File #: 48161958

Public Notice for vehicles to be sold by BEAR ENTERPRISE TOWING

Year/Make/Model	Vin #
2013 Chevy Sonic	173669

Bear Enterprise Towing

PUC: T-03984

Phone: 720-276-9412

Date of Publication: November 22, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000376 To Whom It May Concern: On 9/16/2024 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: MICHAEL GUY VITRY, MICHAEL JOHN VITRY and BETTY JO VITRY Original Beneficiary: ADAMS BANK & TRUST Current Holder of Evidence of Debt: ADAMS BANK & TRUST Date of Deed of Trust (DOT): 11/16/2022 Recorded Date of DOT: 11/22/2022 Reception No. of DOT: 2022143664 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$585,000.00 Outstanding Principal Amount as of the date hereof: \$585,000.00 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: LOTS 37 AND 38, BLOCK 98, EXCEPT THE REAR 8 FEET OF SAID LOTS, BLOCKS 73 TO 80, 97 TO 104, 137 TO 144 AND 177 TO 184, INCLUSIVE IN BERKELEY, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4953 MEADE ST, DENVER, CO 80221-1031

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 January 16, 2025, 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: 11/22/2024 Last Publication: 12/20/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/12/2024 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 #: 36551 DAVID C WALKER, 7995 E. PRENTICE AVE, SUITE 101E, GREENWOOD VILLAGE, CO 80111 Phone #: (303) 329-3363 Attorney File #: 1654-026 B

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000381 To Whom It May Concern: On 9/19/2024 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: AMERIBUILD COMPANY Original Beneficiary: MICHAEL J. SANTISI Current Holder of Evidence of Debt: MICHAEL J. SANTISI Date of Deed of Trust (DOT): 1/03/2023 Recorded Date of DOT: 1/04/2023 Reception No. of DOT: 2023000633 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$460,000.00 Outstanding Principal Amount as of the date hereof: \$460,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE PAYMENTS ON SAID INDEBTEDNESS WHEN THE SAME WERE DUE AND OWING, AND THE LEGAL HOLDER OF THE INDEBTEDNESS HAS ACCELERATED THE SAME AND DECLARED THE SAME IMMEDIATELY FULLY 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 11 AND 12, BLOCK 401, EXCEPT THE REAR OR EASTERLY 8 FEET, WATERTOWN PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2850 IVY 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 January 16, 2025, 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: 11/22/2024 Last Publication: 12/20/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/12/2024 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 FENTON LAW OFFICE, LLC Denver Registration #: 48455 MARK E FENTON, 3300 ARAPAHOE AVENUE, STE. 211, BOULDER, CO 80303 Phone #: (303) 472-3912 Fax #: (303) 416-7983 Attorney File #: 2850 IVY STREET

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
2004 Ver-Mac Trailer	132636

Date of Publication: November 22, 2024
Published: Intermountain Jewish News

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN #
2010 SUBARU FORESTER	900351
1998 HONDA CIVIC	539485
2016 TOYOTA SCION.	500784
1999 Ford F-450 Super Duty	D17545
2012 AUDI Q2 2.0T	058040

Date of Publication: November 22, 2024
Published: Intermountain Jewish News

NOTICE OF HEARING WITHOUT APPEARANCE BY PUBLICATION TO INTERESTED PERSONS *****

Attendance at this hearing is not required or expected. *****

NOTICE OF HEARING WITHOUT APPEARANCE BY PUBLICATION TO INTERESTED PERSONS OF THE DECEDENT

Arapahoe County District Court

Case No. 2024PR031209

ESTATE OF DONALD STOOS, Deceased

To all interested persons and children of Decedent:

• LAURA AOKI

• **JANET STOOS**

A petition has been filed stating that the above decedent died leaving the following property: 7476 E Arkansas Avenue, DENVER, CO 80231

Property:

Description of Property: UNIT 7 BLDG 1 AS PER CONDO DECLARATION RECORDED IN B3912 P441 WINDSONG CONDOS PHASE V

Location of Property: Arapahoe County, Colorado

The hearing without appearance on the petition will be held at the following time and location:

***** Attendance at this hearing is not required or expected. *****

Date: December 24, 2024 Time: 8:00

Address: ARAPAHOE COUNTY DISTRICT COURT 7325 S. POTOMAC ST., CENTENNIAL, CO 80112

Note: Any interested person wishing to object to the petition must file a specific written objection with the court on or before the hearing and must furnish a copy of the objection to the person requesting the court order and the personal representative. JDF 722 (Objection form) is available on the Colorado Judicial Branch website (www.courts.state.co.us). If no objection is filed, the court may take action on the petition without further notice or hearing. If any objection is filed, the objecting party must, within 14 days after filing the objection, contact the court to set the objection for an appearance hearing. Failure to timely set the objection for an appearance hearing as required will result in further action as the court deems appropriate.

Actual distribution of estate assets normally does not occur at the hearing.

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: November 22, 2024

Second Publication: November 29, 2024

Third Publication: December 6, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000382 To Whom It May Concern: On 9/18/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ADRIAN GALLEGOS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 7/13/2020 Recorded Date of DOT: 7/14/2020 Reception No. of DOT: 2020099518 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$309,952.00 Outstanding Principal Amount as of the date hereof: \$286,178.82 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 35, BURNS BRENTWOOD SUBDIVISION FILING NO. 6, CITY AND COUNTY OF DENVER, STATE OF COLORADO. PARCEL ID: 05293-27-006-000 Which has the address of 2626 S HOOKER STREET, 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 January 16, 2025, 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.

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

**Denver Probate Court
Case No. 2023PR30868, Division: 3
In the Matter of the Estate of**

MOLLY ANN VIGIL a/k/a MOLLY A. VIGIL a/k/a MOLLY VIGIL a/k/a MOLLY ANN GARCIA a/k/a MOLLY A. GARCIA a/k/a MOLLY GARCIA, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to Denver Probate Court of the City and County of Denver, Colorado on or before March 13, 2025 or the claims may be forever barred.

Scott Gelman,
Attorney for the Personal Representative
8480 E. Orchard Road, Suite 5000
Greenwood Village, CO80111

First Publication: November 8, 2024

Second Publication: November 15, 2024

Third Publication: November 22, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000380 To Whom It May Concern: On 9/17/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DANIELLE DENTICI IACOVETTO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR PLANET HOME LENDING, LLC, ITS SUCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PLANET HOME LENDING, LLC Date of Deed of Trust (DOT): 8/06/2021 Recorded Date of DOT: 8/12/2021 Reception No.of DOT: 2021152695 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$316,000.00 Outstanding Principal Amount as of the date hereof: \$301,749.29 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 1151 XANTHIA STREET, 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.

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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: 11/22/2024 Last Publication: 12/20/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/12/2024 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-24-992588-LL

EXHIBIT A

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF DENVER, STATE OF CO, DESCRIBED AS FOLLOWS:
THE FOLLOWING REAL PROPERTY IN THE CITY AND COUNTY OF DENVER, AND STATE OF COLORADO, TO WIT:

LOTS 19 AND 20, BLOCK 6, BURNS MONTCLAIR, CITY AND COUNTY. OF DENVER, STATE OF COLORADO.
SUBJECT TO:

1. GENERAL TAXES FOR THE YEAR OF CLOSING.
2. DISTRIBUTION UTILITY EASEMENTS (INCLUDING CABLE TV).
3. THOSE SPECIFICALLY DESCRIBED RIGHTS OF THIRD PARTIES NOT SHOWN BY THE PUBLIC RECORDS OF WHICH GRANTEE HAS ACTUAL KNOWLEDGE AND WHICH WERE ACCEPTED BY GRANTEE IN ACCORDANCE WITH §8.3 (OFF-RECORD TITLE) AND §9 (NEW ILC OR NEW SURVEY) OF THE CONTRACT TO BUY AND SELL REAL ESTATE RELATING TO THE REAL PROPERTY CONVEYED BY THIS DEED.
4. INCLUSION OF THE PROPERTY WITHIN ANY SPECIAL TAXING DISTRICT.
5. ANY SPECIAL ASSESSMENT IF THE IMPROVEMENTS WERE NOT INSTALLED AS OF THE DATE OF GRANTEE'S SIGNATURE TO THE CONTRACT TO BUY AND SELL REAL ESTATE RELATING TO THE REAL PROPERTY CONVEYED BY THIS DEED, WHETHER ASSESSED PRIOR TO OR AFTER CLOSING.

6. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BURNS MONTCLAIR RECORDED JUNE 02, 1925 IN BOOK 18 AT PAGE 48.

Notice of First Amendment to Amended and Restated Declaration for the Milan Condominiums

RE: Original Notice Dated: October 25, 2024

The Milan Condominium Association, Inc. (the "Association") provides notice of the First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Milan Condominiums (the "First Amendment"). The Association will be seeking approval of Owners representing not less than sixty-seven percent (67%) of the votes in the Association as required by the existing Declaration and Colorado law.

You are receiving this letter because county records indicate you are the holder of a first mortgage in the community. Consistent with the requirement for lender approval in the existing Declaration, the Association requests your approval of the Amendment. A copy of the Amendment is enclosed with this notice.

THE FIRST AMENDMENT CHANGES

ALLOCATED INTERESTS BUT DOES NOT AFFECT THE PRIORITY OR TERMS OF YOUR DEED OF TRUST.

Your approval of the Amendment does not require any action or response. Colorado law provides that if you do not provide a negative response within sixty (60) days after the date of this notice, your approval is deemed obtained.

You may obtain a copy of the First Amendment by submitting your written request to Winzenburg, Leff, Purvis and Payne, LLP, 350 Indiana Street, Suite 450, Golden, CO 80401.

First Publication: November 22, 2024

Second Publication: November 29, 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 **Liliana J Mora**, 3013 S. Depew St., Denver, CO 80227.

Phone: (720) 690-9613

YEAR/MAKE/MODEL/TYPE/COLOR VIN
2005 PONTIAC SUNFIRE CP GOLD 114683

Date of Publication: November 22, 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 **Tracie L Phillips**, 4334 Biscay St., Denver, CO 80249.

Phone: (720) 690-7937

YEAR/MAKE/MODEL/TYPE/COLOR VIN
2011 FORD FUSION SD BLUE 134111

Date of Publication: November 22, 2024

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

Plaintiff: WOODSIDE CONDOMINIUM ASSOCIATION, INC., a Colorado non-profit corporation

Defendants: KIMBERLY E. STONE; CREDIT UNION OF COLORADO, A FEDERAL CREDIT UNION; PAUL D. LOPEZ AS PUBLIC TRUSTEE FOR DENVER COUNTY; STEVE ELLINGTON AS TREASURER FOR DENVER COUNTY; UNKNOWN TENANT(S) IN POSSESSION

NOTICE OF SALE

Case Number: 2023CV033151

Under a Judgment and Decree of Foreclosure entered on August 6, 2024, in the above-captioned action, I am ordered to sell certain real property as follows:

Original Lientee Kimberly E. Stone

Original Lienor Woodside Condominium Association, Inc.

Current Holder of the evidence of debt Woodside Condominium Association, Inc.

Date of Lien being foreclosed March 26, 2018

Date of Recording of Lien being foreclosed May 18, 2018

County of Recording Denver

Recording Information 2018059095

Original Principal Balance of the secured indebtedness \$729.38

Outstanding Principal Balance of the secured indebtedness as of the date hereof \$3,617.78

Amount of Judgment entered August 6, 2024 \$3,026.75

Description of property to be foreclosed:

Condominium Unit No. 104, Building No. A, Woodside Condominiums, in accordance with the Amended Declaration recorded on April 3, 1980 in Book 2134 at Page 677, Second Supplement to Declaration recorded March 7, 1980 in Book 2217 at Page 658, and re-recorded May 7, 1980 in Book 2152 at Page 631, the Condominium Map recorded January 16, 1980 in Map Book 15 at Pages 41 to 44, and the Second Supplement to Condominium Map recorded March 6, 1980 in Book 16 at Pages 5 to 7, of the Denver County records, Together with the exclusive right to use the following limited common element(s): Parking Space: 233, City and County of Denver, State of Colorado.

Also known as: 8555 Fairmount Drive, #A-104, Denver, CO 80247.

THE PROPERTY TO BE FORECLOSED AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN.

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

The covenants of Plaintiff have been violated as follows: failure to make payments on said indebtedness when the same were due and owing.

NOTICE OF SALE

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10:00 o'clock A.M., on January 16, 2025, on the front steps of the Denver City and County Building, located at 1437 Bannock Street., Denver, CO 80202, sell to the highest and best bidder, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law. Bidders are required to have cash or certified funds to cover the highest bid by noon on the day of the sale. Certified funds are payable to the Registry of the Denver District Court.

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO LAW AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE LIEN BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS ARE ATTACHED HERETO.

The name, address and telephone number of each of the attorneys representing the holder of the evidence of the debt is as follows:

Wendy E. Weigler #28419

Winzenburg, Leff, Purvis & Payne, LLP

8020 Shaffer Parkway, Suite 300

Littleton, CO 80127

303-863-1870

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

Date: October 21, 2024

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

Attorneys for Plaintiff:

WINZENBURG, LEFF, PURVIS & PAYNE, LLP

Wendy E. Weigler #28419

Address: 8020 Shaffer Parkway, Suite 300,

Littleton, CO 80127

Phone Number: (303) 863-1870

First Publication: November 22, 2024

Last Publication: December 20, 2024

Name of Publication: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000353 To Whom It May Concern: On 9/03/2024 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: LINDA JO SMITH Original Beneficiary: SECURITY SERVICE FEDERAL CREDIT UNION Current Holder of Evidence of Debt: SECURITY SERVICE FEDERAL CREDIT UNION Date of Deed of Trust (DOT): 7/08/2022 Recorded Date of DOT: 7/13/2022 Reception No. of DOT: 2022094095 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$350,000.00 Outstanding Principal Amount as of the date hereof: \$348,364.39 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 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 NINETEEN (19), BLOCK SIXTY (60), HARVEY PARK ADDITION, FILING NO. 5, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO, TOGETHER WITH ALL THE IMPROVEMENTS THEREON Which has the address of 2537 SOUTH OSCEOLA 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 January 2, 2025, 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: 11/08/2024 Last Publication: 12/06/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/29/2024 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-24-996297-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000360 To Whom It May Concern: On 9/05/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: GOLDEN MANOR VACANT LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: CAPITAL FUND I, LLC Current Holder of Evidence of Debt: CAPITAL FUND REIT, LLC Date of Deed of Trust (DOT): 12/08/2021 Recorded Date of DOT: 12/10/2021 Reception No. of DOT: 2021226331 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$4,590,000.00 Outstanding Principal Amount as of the date hereof: \$4,590,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: PARCEL 1,,, LOTS 1 TO 6, INCLUSIVE, BLOCK 2, WEST END SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO,,, PARCEL 2,,, LOTS 40 TO 44, INCLUSIVE, AND THE NORTH 1/2 OF LOT 39, AND THE EAST 50 FEET OF LOTS 45 TO 48, INCLUSIVE, BLOCK 1, MAUL'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO,,, PARCEL 3,,, THE WEST 75 FEET OF LOTS 45 TO 48, INCLUSIVE, BLOCK 1, MAUL'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4560 AKA 4570 W COLFAX AVE, 1464 WINONA CT, 1486 WINONA CT, DENVER, CO 80204

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 2, 2025, 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: 11/08/2024 Last Publication: 12/06/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/29/2024 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 #: 24CO00030-2

Denver Probate Court
NOTICE OF HEARING BY PUBLICATION
PURSUANT TO §15-10-401, C.R.S.
Case Number: 24PR635

In the Interest of: GREGORY LEVITAN.

To: JOE GOLDENSTERN

Last Known Address, if any:

A hearing on formal appointment of personal representative will be held at the following time and location or at a later date to which the hearing may be continued:

Date: February 7, 2025

Time: 8:00 am

Courtroom or Division: 230

**Address: 1437 Bannock Street,
Denver, CO 80202**

ILIA GELTSER

Person Giving Notice

17 Coral Place

Greenwood Village, CO80111

First Publication: November 22, 2024

Second Publication: November 29, 2024

Third Publication: December 6, 2024

Published: Intermountain Jewish News

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

District Court, Adams County

Case No. 2024PR030778

In the Matter of the Estate of

Christopher Pearson, III, a/k/a Chris Pearson III, a/k/a Christopher Pearson, a/k/a Chris Pearson, 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 March 8, 2025, or the claims may be forever barred.

Christopher Pearson, IV
Personal Representative
1501 Tacoma Ave S, Unit 210
Tacoma, WA 98402

Mara B. Peterson, Esq., Atty. Reg. #:54344
Attorney for the Personal Representative
Frascona, Joiner, Goodman & Greenstein, P.C.
4750 Table Mesa Drive
Boulder, CO80305-5541
Phone Number:(303) 494-3000
FAX Number: (303) 494-6309
E-mail: mike@frscona.com
First Publication: November 8, 2024
Second Publication: November 15, 2024
Third Publication: November 22, 2024
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000366 To Whom It May Concern: On 9/09/2024 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: MARIA ISABEL HERNANDEZ and ARTURO JOSE SAUCEDO BRAVO Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 10/03/2005 Recorded Date of DOT: 10/25/2005 Reception No. of DOT: 2005181401 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$200,000.00 Outstanding Principal Amount as of the date hereof: \$148,149.53 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 1570-1574 IRVING STREET, DENVER, CO 80204

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 9, 2025, 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: 11/15/2024 Last Publication: 12/13/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/05/2024 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 #: 00000010167260

LEGAL DESCRIPTION

LOT 24 AND THE SOUTH 22 1/2 FEET OF LOT 25, AND THAT PORTION OF LOT "A" DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CURVED SOUTHWESTERLY LINE OF SAID LOT "A" SAID POINT BEING 4.39 FEET NORTH OF THE WESTERLY EXTENSION OF THE SOUNTY LINE OF SAID LOT "A"; THENCE NORTHEASTERLY TO A POINT ON THE WESTERN EXTENSION OF THE SOUTH LINE OF LOT 8 AND 50 FEET WEST OF THE EAST LINE OF SAID LOT "A" THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT "A" TO A POINT ON THE SOUTH LINE OF THE NORTH 7.5 FEET OF THE LOT 25 EXTENDED EAST; THENCE WEST ALONG SAID EXTENDED LINE TO THE EAST LIEN OF LOT 25; THENCE SOUTH TO THE POINT OF BEGINNING, TOGETHER WITH ALL THAT PORTION OF VACATED ALLEY LYINE BETWEEN SAID

LOT 24 AND SOUTH 22 1/2 FEET OF LOT 25 AND SAID PORTION OF LOT "A", ALL IN MCLEOD'S SUBDIVISION OF BLOCK 7, CHELTANHAM HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
PURSUANT TO CORRECTIVE AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. § 38-35- 109(5)
RECORDED ON AUGUST 20, 2024 AT RECEPTION NO. 2024078655

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000356 To Whom It May Concern: On 9/03/2024 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: KAREN BANKS Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 11/07/2014 Recorded Date of DOT: 12/03/2014 Reception No. of DOT: 2014147018 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$142,857.00 Outstanding Principal Amount as of the date hereof: \$138,777.21 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: SITUATED IN THE COUNTY OF DENVER STATE OF COLORADO TO-WIT: STRAYER & SHEPARDS PARK HILL B12 L4 TO 6 & N 23 FT OF L7 Which has the address of 6702 E MARTIN LUTHER KING BLVD., DENVER, CO 80207-2209

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 January 2, 2025, 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: 11/08/2024 Last Publication: 12/06/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/29/2024 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 #: 00000010232486

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000361 To Whom It May Concern: On 9/05/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: RYAN K. BLACKMORE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, AS BENEFICIARY, AS NOMINEE FOR ASSURANCE FINANCIAL GROUP, LLC ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: ASSURANCE FINANCIAL GROUP LLC Date of Deed of Trust (DOT): 10/23/2020 Recorded Date of DOT: 10/28/2020 Reception No. of DOT: 2020178807 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$220,000.00 Outstanding Principal Amount as of the date hereof: \$203,713.18 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 27, BLOCK 71, HARVEY PARK ADDITION FILING NO. 12, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2501 S. WOLFF STREET, 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 January 2, 2025, 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: 11/08/2024 Last Publication: 12/06/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/29/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MESSNER REEVES LLP Denver Registration #: 33214 DEANNE R STODDEN, 1550 WEWATTA STREET, SUITE 710, DENVER, CO 80202 Phone #: (303) 623-4806 Fax #: 303-623-0552 Attorney File #: 8020.0129/24-000097-01

**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 #
2009 GMC ACADIA	181064
2015 CHEVROLET CRUZE	149268
2007 CHRYSLER 300	688142
2001 ACURA TL	031840
2007 LINCOLN TOWN CAR	630849
1993 CHEVROLET 1500	148114
2005 MERCURY MARINER	J22830
2022 VOLKSWAGEN JETTA	026470

Date of Publication: November 22, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000374 To Whom It May Concern: On 9/13/2024 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: NIKIELA TOLIVER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SUMMIT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 3/07/2018 Recorded Date of DOT: 3/08/2018 Reception No. of DOT: 2018028294 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$144,337.00 Outstanding Principal Amount as of the date hereof: \$108,309.10 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 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 1484 E BRUCE RANDOLPH AVENUE, 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 January 16, 2025, 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: 11/22/2024 Last Publication: 12/20/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/12/2024 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 #: 22-028758

LEGAL DESCRIPTION

Parcel 1:

Solely the **Leasehold Interest** located upon that parcel of land commonly known as 1484 Bruce Randolph legally described as: A parcel of land being a part of Lots 29 and 30, Block 14, FORDS ADDITION TO THE CITY OF DENVER, located in the Northwest quarter of Section 26, Township 3 South, Range 68 West of the 6th P.M., City and County of DENVER, State of COLORADO, being more particularly described as follows: COMMENCING at the

Northeast corner of said Lot 30; thence Southerly, along the East line of said Lot 30, a distance of 3.94 feet; thence on an angle to the left of 89° 57'14", parallel with the North line of said Lot 30, a distance of 31.07 feet to the POINT OF BEGINNING; thence continuing along the previously stated course a distance of 15.33 feet; thence Southerly, on an angle to the right of 90° 00'00", through a common party wall, a distance of 27.33 feet; thence Easterly, on an angle to the right of 90° 00'00", a distance of 15.33 feet; thence Northerly, on an angle to the right of 90° 00'00", through a common party wall, a distance of 27.33 feet to the POINT OF BEGINNING, according to the Improvement Survey Plat recorded on February 13, 2018 at Reception No. 2018016953, and the Declaration of Covenants, Conditions and Restrictions for Solis Townhomes recorded on February 13, 2018 at Reception No. 2018016954, and subject to the Land Lease recorded on March 8, 2018, at Reception No. 2018028203 all in the records of the Clerk and Recorder of the City and County of Denver, Colorado, as amended from time to time.

Parcel 2:

Solely the **improvements** located upon that parcel of land commonly known as 1484 Bruce Randolph legally described as: A parcel of land being a part of Lots 29 and 30, Block 14, FORDS ADDITION TO THE CITY OF DENVER, located in the Northwest quarter of Section 26, Township 3 South, Range 68 West of the 6th P.M., City and County of DENVER, State of COLORADO, being more particularly described as follows: COMMENCING at the Northeast corner of said Lot 30; thence Southerly, along the East line of said Lot 30, a distance of 3.94 feet; thence on an angle to the left of 89° 57'14", parallel with the North line of said Lot 30, a distance of 31.07 feet to the POINT OF BEGINNING; thence continuing along the previously stated course a distance of 15.33 feet; thence Southerly, on an angle to the right of 90° 00'00", through a common party wall, a distance of 27.33 feet; thence Easterly, on an angle to the right of 90° 00'00", a distance of 15.33 feet; thence Northerly, on an angle to the right of 90° 00'00", through a common party wall, a distance of 27.33 feet to the POINT OF BEGINNING, according to the Improvement Survey Plat recorded on February 13, 2018 at Reception No. 2018016953, and the Declaration of Covenants, Conditions and Restrictions for Solis Townhomes recorded on February 13, 2018 at Reception No. 2018016954, and subject to the Land Lease recorded on March 8, 2018, at Reception No. 2018028203 all in the records of the Clerk and Recorder of the City and County of Denver, Colorado, as amended from time to time.

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C01244

Division: Civil, Courtroom: 100K

Public Notice is given on 10/28/24 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 ABDOLSAEED RAJAEIFAR be changed to AMICO RAJAE.

First Publication: November 22, 2024

Second Publication: November 29, 2024

Third Publication: December 6, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C01386, Courtroom: 100

Public Notice is given on 11/18/24 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 DANIELLE O'KEEFE YOUNG be changed to DANIELA O'KEEFE YOUNG.

First Publication: November 22, 2024

Second Publication: November 29, 2024

Third Publication: December 6, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2024PR031231

In the Matter of the Estate of

STEVEN HALL CRAMER (aka Steven H. Cramer, Steve Cramer), 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 March 15, 2025 or the claims may be forever barred.

Kathi Surian Cramer

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: 303-333-9876

E-mail: lkalata@fostergraham.com

First Publication: November 15, 2024

Second Publication: November 22, 2024

Third Publication: November 29, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000357 To Whom It May Concern: On 9/03/2024 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: HANDE ULUBEYLIGIL KAZGAN and MEHMET KAZGAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: 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): 2/15/2019 Recorded Date of DOT: 2/21/2019 Reception No. of DOT: 2019020490 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$514,500.00 Outstanding Principal Amount as of the date hereof: \$517,340.21 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 954 NORTH SPRUCE COURT, DENVER, CO 80230 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 January 2, 2025, 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: 11/08/2024 Last Publication: 12/06/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/29/2024 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 #: 23-029791

LEGAL DESCRIPTION

All of Lot 9, Block 1, Lowry Filing No. 16, City and County of Denver, State of Colorado, together with a part of Lot 22, Block 1, Lowry Filing No. 16, City and County of Denver, State of Colorado more particularly described as follows: Beginning at the Southeast corner of Lot 9 of said Block 1; Thence along the Westerly and Northerly lines of said Lot 22 the following 2 (2) courses:

1. North 00 degrees 07 minutes 04 seconds East a distance of 50.00 feet to the Northeast corner of said Lot 9;
2. South 89 degrees 52 minutes 56 seconds East, along the Northerly line of said Lot 22, a distance of 2.00 feet to a point 2.00 feet East of said Westerly line of Lot 22; Thence South 00 degrees 07 minutes 04 seconds West, parallel with and 2.00 feet Easterly of said Westerly line of Lot 22, a distance of 50.00 feet to the Easterly extension of the Southerly line of said Lot 9; Thence North 89 degrees 52 minutes 56 seconds West, along said Easterly extension, a distance of 2.00 feet to the point of beginning, City and County of Denver, State of Colorado.

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C01273, Courtroom: 170

Public Notice is given on 11/01/24 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 GEOFFREY ROBERT MARKOWITZ be changed to GEOFFREY ROBERT SOWITZ.

First Publication: November 8, 2024

Second Publication: November 15, 2024

Third Publication: November 22, 2024

Published: Intermountain Jewish News

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.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: 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. 2024-000354 To Whom It May Concern: On 9/03/2024 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: 2022 W 36TH AVE, 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): 6/08/2022 Recorded Date of DOT: 6/09/2022 Reception No. of DOT: 2022078623 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$998,750.00 Outstanding Principal Amount as of the date hereof: \$998,750.00 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: LOTS 16 AND 17, BLOCK 21, WILSON'S RESUBDIVISION OF PART OF H. WITTERS NORTH DENVER ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Which has the address of 2022 WEST 36TH AVENUE, DENVER, CO 80211

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 2, 2025, 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: 11/08/2024 Last Publication: 12/06/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/29/2024 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-24-994651-LL

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. 2024-000363 To Whom It May Concern: On 9/05/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: PATRICIA L. WELSHANS and ROGER C. WELSHANS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PLANET HOME LENDING, LLC Date of Deed of Trust (DOT): 2/04/2022 Recorded Date of DOT: 2/11/2022 Reception No. of DOT: 2022020303 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$378,000.00 Outstanding Principal Amount as of the date hereof: \$362,983.92 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 6, BLOCK 12, MONTBELLO NO. 23, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5554 CRYSTAL WAY, DENVER, CO 80239-3706

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 January 2, 2025, 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: 11/08/2024 Last Publication: 12/06/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/29/2024 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 #: 24-032591

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. 2024-000337 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. 2024-000326 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. 2024-000364 To Whom It May Concern: On 9/09/2024 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: FELICIA K. CLARK Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR RBC MORTGAGE COMPANY Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 9/16/2002 Recorded Date of DOT: 9/27/2002 Reception No. of DOT: 2002174202 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$240,000.00 Outstanding Principal Amount as of the date hereof: \$180,296.51 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 7, GREEN VALLEY RANCH FILING NO. 26, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 20601 EAST 40TH AVENUE, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 9, 2025, 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: 11/15/2024 Last Publication: 12/13/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/05/2024 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 #: 00000010241925

NOTICE OF SHERIFF'S SALE SHERIFF SALE NO. 24007750

TO THE DENVER COUNTY SHERIFF

Pursuant to the terms of the Deed of Trust described as follows:

Original Grantor(s): JAMES HURT AND JA'NET HURT

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICA'S WHOLESALE LENDER

Holder of Evidence of Debt: Legacy Mortgage Asset Trust 2021-SL1

Date of Deed of Trust: October 03, 2006

Recording Date of Deed of Trust: October 24, 2006 (Arapahoe County); December 28, 2022 (Denver)

Reception No. B6152233 (Arapahoe); 2022145801 (Denver)

County of Recording: DENVER

Original Principal Amount of Evidence of Debt: \$26,500.00

Outstanding Principal Amount of Evidence of Debt as of the date hereof: \$19,279.42

The real property to be foreclosed is described as:

LOT 16, BLOCK 2, GREEN VALLEY RANCH FILING NO. 19, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Which has the address of : 18860 EAST 43RD AVENUE, DENVER, CO 80249-7144

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST. **THE LIEN OF THE DEED OF TRUST TO BE FORECLOSED MAY NOT BE A FIRST LIEN.**

YOU ARE NOTIFIED AS FOLLOWS:

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED. YOU MAY HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES AS A RESULT OF SAID FORECLOSURE PURSUANT TO COLORADO STATUTES. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE ANY DEFAULT UNDER THE INSTRUMENT BEING FORECLOSED. A COPY OF THE STATUTES, AS SUCH STATUTES ARE PRESENTLY CONSTITUTED, IS ATTACHED HERETO. HOWEVER, YOUR RIGHTS MAY BE DETERMINED BY PREVIOUS STATUTES.

The Holder of the debt secured by the Deed of Trust declares a violation of the covenants of said Deed of Trust for reasons including, but not limited to, the failure to make payments as provided for in the Deed of Trust and Negotiable Instrument.

The foreclosure proceedings have been commenced at the request of plaintiff, Legacy Mortgage Asset Trust 2021-SL1, the legal Holder of the debt secured by the Deed of Trust. The name, address and telephone number of the attorney representing Holder of the Debt is as follows:

Randall M. Chin, Esq. Reg. No. 31149

Barrett Frappier & Weisserman, LLP

1391 Speer Boulevard, Suite 700

Denver, Colorado 80204

(303) 350-3711

NOTICE OF SALE

The undersigned will on January 9th, 2025, at 10:00a.m. at the front steps of the Denver City and County Building, 1437 Bannock Street, Denver, CO 80202 sell the Property at public auction to the highest bidder who has submitted bid funds to the undersigned as specified by C.R.S. 38-38-106(7) to pay the Debt and certain other sums, all as provided by applicable law and the Deed of Trust.

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

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

DATED: October 17, 2024.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

First Publication: November 15, 2024

Last Publication: December 13, 2024

Published In: The Intermountain Jewish News

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000359 To Whom It May Concern: On 9/05/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: TRACY LARAE YOUNG and LEE W YOUNG Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 4/05/2021 Recorded Date of DOT: 4/13/2021 Reception No. of DOT: 2021071846 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$179,500.00 Outstanding Principal Amount as of the date hereof: \$148,538.39 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 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 5 AND 6, BLOCK 6, WESTLAWN GARDENS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 214 SOUTH KNOX COURT, 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 January 2, 2025, 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: 11/08/2024 Last Publication: 12/06/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/29/2024 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 #: 24-033010

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2022-000346 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: MICHAEL MORTON and BRYAN MORTON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ADVANCE MORTGAGE & INVESTMENT COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 7/05/2019 Recorded Date of DOT: 8/15/2019 Reception No. of DOT: 2019109548 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$302,140.00 Outstanding Principal Amount as of the date hereof: \$289,022.51 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 21, BLOCK 7, MONTBELLO NO.7, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 5304 SCRANTON CT, DENVER, COLORADO 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: 11/01/2024 Last Publication: 11/29/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/22/2024 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-22-914702-LL

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000365 To Whom It May Concern: On 9/09/2024 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: GEORGIA A. PORTILLOS and VICTORIA L. PORTILLOS (N.A. VICTORIA L. GARCIA) Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION, ND Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 12/12/2003 Recorded Date of DOT: 1/19/2004 Reception No. of DOT: 2004017287 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$100,000.00 Outstanding Principal Amount as of the date hereof: \$9,632.67 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 9 AND 10, BLOCK 16, IRVING PARK SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4624 WEST VIRGINIA AVENUE, 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 January 9, 2025, 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: 11/15/2024 Last Publication: 12/13/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/05/2024 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 #: 00000010234904

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000370 To Whom It May Concern: On 9/11/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JASON N SHERMAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC Date of Deed of Trust (DOT): 5/05/2016 Recorded Date of DOT: 5/11/2016 Reception No. of DOT: 2016061509 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$750,000.00 Outstanding Principal Amount as of the date hereof: \$460,542.19 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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 37, 38 AND 39, BLOCK 1, KIMBALL - KROFT, SECOND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2735 S HUMBOLDT STREET, DENVER, CO 80210 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 9, 2025, 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: 11/15/2024 Last Publication: 12/13/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/05/2024 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 #: 24-033038

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

District Court, Boulder County

Case Number: 2024PR30552

**In the Matter of the Estate of
CATHERINE ZAMARONI BAILEY a/k/a CATHERINE Z. BAILEY a/k/a CATHERINE
BAILEY, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representatives or to the District Court of Boulder County, Colorado on or before March 8, 2025, or the claims may be forever barred.

EDWARD HUTCHINS BAILEY
Personal Representative
1547 Easy Rider Ln
Boulder, CO80304

First Publication: November 8, 2024

Second Publication: November 15, 2024

Third Publication: November 22, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C01304, Courtroom: 100

Public Notice is given on 11/08/24 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 JOHNATHAN DUNCAN MARKS be changed to JONATHAN DUNCAN MARKS.

First Publication: November 15, 2024

Second Publication: November 22, 2024

Third Publication: November 29, 2024

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2024PR31241

In the Matter of the Estate of

**DOUGLAS M. CAIN, a/k/a DOUGLAS M. CAIN III, a/k/a DOUGLAS MYLCHREEST CAIN III, a/k/a DOUGLAS
CAIN, a/k/a DOUGLAS MYLCHREEST CAIN, a/k/a DOUG M. CAIN, 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 March 10, 2025, or the claims may be forever barred.

Victoria E.M. Cain
Personal Representative
c/o Bridget K. Sullivan
Sherman & Howard L.L.C.
675 Fifteenth Street, Ste. 2300
Denver, Colorado 80202

Bridget K. Sullivan, Atty Reg. #21418

Attorney for Personal Representative

Sherman & Howard L.L.C.

675 Fifteenth Street, Ste. 2300

Denver, Colorado 80202

Phone Number: (303) 299-8130

FAX Number: (303) 298-0940

E-mail: bsullivan@shermanhoward.com

First Publication: November 8, 2024

Second Publication: November 15, 2024

Third Publication: November 22, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000358 To Whom It May Concern: On 9/05/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: 2926 UMATILLA, LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: PARKVIEW FINANCIAL 2020, LP, A DELAWARE LIMITED PARTNERSHIP; AND PARKVIEW FINANCIAL REIT, LP, A DELAWARE LIMITED PARTNERSHIP Current Holder of Evidence of Debt: PARKVIEW FINANCIAL 2020, LP, A DELAWARE LIMITED PARTNERSHIP; AND PARKVIEW FINANCIAL REIT, LP, A DELAWARE LIMITED PARTNERSHIP Date of Deed of Trust (DOT): 9/23/2021 Recorded Date of DOT: 9/29/2021 Reception No. of DOT: 2021184602 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$8,700,000.00 Outstanding Principal Amount as of the date hereof: \$7,312,201.72 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, GRANTOR'S FAILURE TO PAY THE FULL AMOUNT OF THE INDEBTEDNESS UPON THE MATURITY DATE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE FRONT OR WESTERLY 140 FEET OF LOTS 9 AND 10, BLOCK 12, UNION ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER,

STATE OF COLORADO, EXCEPT THAT PORTION OF SAID LAND CONVEYED TO THE CITY FOR ALLEY, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2926 UMATILLA STREET, DENVER, COLORADO 80211

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 2, 2025, 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: 11/08/2024 Last Publication: 12/06/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/29/2024 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: SENN VISCANO CANGES PC Denver Registration #: 46821 JEREMY ROTHSTEIN ESQ, 1700 LINCOLN STREET, SUITE 2100, DENVER, CO 80203 Phone #: (303) 298-1122 Attorney File #: 8985-002

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 CARUALLO 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 OF PETITION FOR CHANGE OF NAME

Case No. 24C01220

Division: Civil, Courtroom: 170

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 LEOCADE MARIE DICKERSON be changed to LEOCADE MARIE OLIVIER.

First Publication: November 8, 2024

Second Publication: November 15, 2024

Third Publication: November 22, 2024

Published: Intermountain Jewish News

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 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.

Denver Probate Court
Denver County, Colorado
1437 Bannock St. #230
Denver, CO 80202

**In the Matter of the Estate of: FLORA
HERRERA**

Case Number: 2023PR31244
NOTICE OF HEARING BY PUBLICATION
PURSUANT TO §15-10-401, C.R.S.

To: Richard Herrera Jr.. Michael Herrera. Jessica Herrera

Last Known Address, if any: c/o Megan Jury 7555 E. Hampden Ave. #600, Denver, CO 80231 To: Julian Herrera and Britannv Atencio

Last Known Address, if any: None

A hearing on Petition for formal probate of will and formal appointment of personal representative: Will dated 3/23/22 with Ronald J. Herrera nominated as personal representative will be held at the following time and location or at a later date to which the hearing may be continued:

Date: 11/25/24

Time: 8:00 am

Courtroom or Division: Address: 1437 Bannock St. #230, Denver, CO 80202

The hearing will take approximately: 2 hours

Ronald J. Herrera

Person Giving Notice

217 Fox Str

Denver, CO 80223

John A. Berman, Reg. No. 6695

1737 Gaylord Street

Denver, Colorado 80206

303) 832-7645 phone

(303) 832-1188 fax

jab@jaberman.com email

First Publication: November 8, 2024

Second Publication: November 15, 2024

Third Publication: November 22, 2024

Published: Intermountain Jewish News

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. 2024-000367 To Whom It May Concern: On 9/09/2024 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: DORIS S. CARTER Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 8/20/2010 Recorded Date of DOT: 9/02/2010 Reception No. of DOT: 2010099608 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$103,000.00 Outstanding Principal Amount as of the date hereof: \$54,889.77 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 27 AND 28, BLOCK 2, VESTAL ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1709 WABASH 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 January 9, 2025, 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: 11/15/2024 Last Publication: 12/13/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/05/2024 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 #: CO23630

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000352 To Whom It May Concern: On 9/09/2024 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: JACK D. EDINGER Original Beneficiary: EXPRESS FUNDING, INC. DBA CERTIFIED FUNDING CORPORATION Current Holder of Evidence of Debt: SOARION CREDIT UNION Date of Deed of Trust (DOT): 10/07/2021 Recorded Date of DOT: 10/08/2021 Reception No. of DOT: 2021190433 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$126,250.00 Outstanding Principal Amount as of the date hereof: \$122,752.77 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED AS LEGAL OWNER OF AN EVIDENCE OF DEBT, DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO PAY MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE DEED OF TRUST AND NOTE. 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: PARCEL 21 AS SHOWN ON DENVER ASSESSOR'S PARCEL RECONFIGURATION FORM RECORDED MARCH 18, 2011 AT RECEPTION NO. 2011030429, BEING A PORTION OF LOT 1, BLOCK 6, LOWRY FILING NO. 23, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 368 DALLAS STREET, DENVER, COLORADO 80230

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 January 9, 2025, 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: 11/15/2024 Last Publication: 12/13/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/05/2024 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: TAHERZADEH, PLLC Denver Registration #: 34002 JEREMIAH B HAYES, 15851 N DALLAS PARKWAY, SUITE 410, ADDISON, TX 75001 Phone #: (469) 729-6800 Fax #: (469) 828-2772 Attorney File #: 368 DALLAS STREET

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000369 To Whom It May Concern: On 9/10/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: WILLIAM E. MENDEZ Original Beneficiary: FIRSTBANK Current Holder of Evidence of Debt: FIRSTBANK Date of Deed of Trust (DOT): 7/07/2022 Recorded Date of DOT: 7/20/2022 Reception No. of DOT: 2022097023 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$80,000.00 Outstanding Principal Amount as of the date hereof: \$80,073.59 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 COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED IS OR ARE AS FOLLOWS: DEFAULT ON PAYMENTS DUE UNDER THE DEBT OR DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE EAST 1/2 OF LOT 4, AND THE WEST 1 FOOT OF 17, BLOCK 4, FLORIDA HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1845 SOUTH ELIOT STREET, 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 January 9, 2025, 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: 11/15/2024 Last Publication: 12/13/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/05/2024 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: LEWIS ROCA ROTHGERBER CHRISTIE LLP Denver Registration #: 40449 TREVOR G BARTEL, 1601 19TH STREET, SUITE 1000, DENVER, CO 80202 Phone #: 303-623-9000 Fax #: 303-623-9222 Attorney File #: 307918-00119

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000372 To Whom It May Concern: On 9/12/2024 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: ORION RESEARCH SOLUTIONS, FSU, LLC. Original Beneficiary: FIRSTBANK Current Holder of Evidence of Debt: FIRSTBANK Date of Deed of Trust (DOT): 12/09/2021 Recorded Date of DOT: 12/13/2021 Reception No. of DOT: 2021226395 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$153,750.00 Outstanding Principal Amount as of the date hereof: \$146,393.14 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 PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR BY THE DEED OF TRUST AND RELATED LOAN DOCUMENTS, FAILURE TO PAY TAXES ON THE PROPERTY WHEN DUE, FAILURE TO PAY ASSESSMENTS ON THE PROPERTY WHEN DUE, AND OTHER VIOLATIONS OF THE NOTE 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 NO. C-1, CREEKSIDE AT BRIDGECREEK OFFICE PARK CONDOMINIUMS, IN

ACCORDANCE WITH THE DECLARATION RECORDED ON JANUARY 29, 1997 AT RECEPTION NO. 97-00010679, AMENDMENT RECORDED FEBRUARY 13, 1997 AT RECEPTION NO. 9700017656, SUPPLEMENT RECORDED MAY 19, 2011 AT RECEPTION NO. 2011055232, AND CONDOMINIUM MAP #C-986 RECORDED ON JANUARY 29, 1997 AT RECEPTION NO. 97-00010680, MINOR AMENDMENT RECORDED APRIL 10, 1997 AT RECEPTION NO. 9700045823 OF THE DENVER COUNTY RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 8751 EAST HAMPDEN AVENUE C1, 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 January 9, 2025, 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: 11/15/2024 Last Publication: 12/13/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/05/2024 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: LEWIS ROCA ROTHGERBER CHRISTIE LLP Denver Registration #: 40449 TREVOR G BARTEL, 1601 19TH STREET, SUITE 1000, DENVER, CO 80202 Phone #: 303-623-9000 Fax #: 303-623-9222 Attorney File #: 307912-00085

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000373 To Whom It May Concern: On 9/13/2024 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: RODNEY A. VEATCH Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC. Current Holder of Evidence of Debt: LEGACY MORTGAGE ASSET TRUST 2021-SL1 Date of Deed of Trust (DOT): 11/14/2006 Recorded Date of DOT: 11/21/2006 Reception No. of DOT: 2006187558 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$36,375.00 Outstanding Principal Amount as of the date hereof: \$27,182.55 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 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 909 LOGAN STREET #10G, 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 January 16, 2025, 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: 11/22/2024 Last Publication: 12/20/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/12/2024 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 #: 00000009644824

LEGAL DESCRIPTION

UNIT 10G, THE BARRINGTON CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP OF THE BARRINGTON CONDOMINIUMS RECORDED ON MARCH 22, 2001, AT RECEPTION NO. 2001041301, AND AFFIDAVIT OF CORRECTION RECORDED ON APRIL 6, 2001, AT RECEPTION NO. 2001050939, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE BARRINGTON CONDOMINIUMS, RECORDED ON MARCH 22, 2001, AT RECEPTION NO. 2001041300 IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE UG-33.

Intermountain Jewish News

Legal Notices, November 22, 2024

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