

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

District Court, Arapahoe County

Case No. 2024PR031199

In the Matter of the Estate of

JOE NATHAN CARTER, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the ARAPAHOE COUNTY DISTRICT COURT 7325 S. POTOMAC ST #100 CENTENNIAL, CO 80112 on or before four (4) months from the date of the first publication or the claims may be forever barred.

Wayne E. Vaden, Esq. (#21026)

Sydney C. Merrell, Esq. (#57396)

Attorneys for the Personal Representative

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B

Denver, CO 80239

(303) 377-2933 Voice

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

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Second Publication: December 6, 2024

Third Publication: December 13, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
2014 Chevrolet Cruze	210661
2006 Audi A4	246757
1993 Toyota T100	009996
2017 Jeep Patriot	212027
2003 Chevrolet Silverado 3500	244419
2008 Toyota Sienna	112677
2007 Ford Escape	A76928
2005 Jeep Grand Cherokee	599960
2014 Ford E Series	B12415
2005 BMW 3 Series	J87433
2007 Pontiac Torrent	058640
2001 Ford Ranger	B16380
1998 Pontiac Trans Sport	261042
2001 GMC Yukon XL	249228
2007 Honda Pilot	017038

Date of Publication: November 29, 2024

Published: Intermountain Jewish News

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
1992 Pontiac Firebird	223492
2000 Volkswagen Beetle	492005
2010 Hyundai Sonata	589835
2008 Chevy Silverado	267383
2016 Nissan Rouge	641679
2011 Hyundai Sonata	176172
1994 Ford F250	A43112
1994 Honda Accord	070961
2004 WANCO Trailer	001466
1978 Foretravel MH	65SBIC
1999 Ford F150	B28527
2008 Subaru Outback	326153

Date of Publication: November 29, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000383 To Whom It May Concern: On 9/23/2024 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: AREGAWI GEBRECHRISTOS Original Beneficiary: WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION Current Holder of Evidence of Debt: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2018-RP1 Date of Deed of Trust (DOT): 6/02/2003 Recorded Date of DOT: 6/19/2003 Reception No.of DOT: 2003121954 DOT Recorded in Denver County. Original Principal Amount of

Evidence of Debt: \$266,500.00 Outstanding Principal Amount as of the date hereof: \$280,987.05 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 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 15, BLOCK 2, PINE RIDGE ESTATES, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 7603 EAST JEFFERSON DRIVE, 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 23, 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: 11/29/2024 Last Publication: 12/27/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/19/2024 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-24-996954-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000394 To Whom It May Concern: On 9/26/2024 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: PHILIP J. LOVISON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LAND HOME FINANCIAL SERVICES, INC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 5/07/2015 Recorded Date of DOT: 5/13/2015 Reception No. of DOT: 2015061423 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$397,842.00 Outstanding Principal Amount as of the date hereof: \$365,687.79 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THAT PART OF PLOT 4, BLOCK 5, RESUBDIVISION OF LAKERIDGE, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH CORNER OF SAID PLOT THENCE NORTHEASTERLY TO THE NORTHEAST CORNER; THENCE NORTHWESTERLY ALONG THE NORTH LINE NINETY (90) FEET; THENCE SOUTHWESTERLY PARALLEL TO THE SOUTHEASTERLY LINE TO THE SOUTH LINE; THENCE SOUTHEASTERLY NINETY (90) FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4495 WEST LAKERIDGE ROAD, 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 23, 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: 11/29/2024 Last Publication: 12/27/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/19/2024 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 #: 28597 HEATHER DEERE, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO22512

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000386 To Whom It May Concern: On 9/25/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: FLORENTINO JIMENEZ GARCIA 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: NEW AMERICAN FUNDING, LLC Date of Deed of Trust (DOT): 4/23/2018 Recorded Date of DOT: 4/24/2018 Reception No. of DOT: 2018047711 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$294,000.00 Outstanding Principal Amount as of the date hereof: \$265,932.47 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 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 7, BLOCK 9, GREEN VALLEY RANCH FILING NO. 20, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4056 GENOA STREET, 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 23, 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: 11/29/2024 Last Publication: 12/27/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/19/2024 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 #: 24-033151

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000395 To Whom It May Concern: On 9/26/2024 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: SKYLAR PAUL CLIFTON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 9/18/2020 Recorded Date of DOT: 9/18/2020 Reception No. of DOT: 2020152323 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$270,019.00 Outstanding Principal Amount as of the date hereof: \$250,304.42 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 75, BLOCK 1, WICKFORD PATIO HOMES SUBDIVISION FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Which has the address of 1470 S QUEBEC WAY 75, 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 23, 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: 11/29/2024 Last Publication: 12/27/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/19/2024 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 #: 24-031887

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000388 To Whom It May Concern: On 9/24/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SHELDA LYNN HARDEN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC Current Holder of Evidence of Debt: BANK OF HOPE Date of Deed of Trust (DOT): 9/14/2021 Recorded Date of DOT: 9/27/2021 Reception No. of DOT: 2021182400 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$207,500.00 Outstanding Principal Amount as of the date hereof: \$195,802.03 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 41 AND 42 AND THE NORTH 13 FEET OF LOT 40, EXCEPT THE REAR OF WESTERLY 8 FEET OF SAID LOTS AND TOGETHER WITH THE NORTH 2.5 FEET OF THE WEST 43 FEET OF THE EAST 66 FEET OF THE SOUTH 12 FEET OF LOT 40, BLOCK 129, COLFAX TERRACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1275 MONACO STREET PKWY, 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 23, 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: 11/29/2024 Last Publication: 12/27/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/19/2024 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 #: 24CO00382-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000391 To Whom It May Concern: On 9/25/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: GEORGE M. VALENT Original Beneficiary: AMERI NATIONAL MORTGAGE CO INC DBA INTERNET MORTGAGE Current Holder of Evidence of Debt: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2 Date of Deed of Trust (DOT): 8/27/1998 Recorded Date of DOT: 9/04/1998 Reception No. of DOT: 9800148605 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$172,000.00 Outstanding Principal Amount as of the date hereof: \$162,137.09 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 8, AND THE NORTH 1/2 OF LOT 9, BLOCK 26, SHACKELTON PLACE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 230 SOUTH LAFAYETTE STREET, 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 January 23, 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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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

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.

NOTICE OF SALE

All individuals interested in the following-described vehicles are hereby notified that their vehicles are to be sold at **BMW of Denver Downtown**, 1040 S Colorado Blvd., Denver, CO 80246.

Phone: (303) 759-4646

YEAR/MAKE/MODEL/TYPE/COLOR VIN

2018 BMW 530 E SD BLACK 085471

Date of 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 sold at **Corwin Toyota Colorado Springs**, 5115 New Car Drive, Colorado Springs, CO 80923.

Phone: (719) 598-8330

YEAR/MAKE/MODEL/TYPE/COLOR VIN

2023 TOYOTA TUNDRA PK WHITE 013417

Date of 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 sold at **Larry H Miller Chrysler Dodge Ram Fiat Denver**, 2727 S. Havana Street, Denver, CO 80014.

Phone: (303) 636-2500

YEAR/MAKE/MODEL/TYPE/COLOR VIN

2007 CHRYSLER 300 SD RED 636492

2019 DODGE CHALLENGER CP BLACK 752497

Date of 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. 2024PR031296

In the Matter of the Estate of

Penelope A. Turner, a/k/a Penny Turner, 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 31, 2024, or the claims may be forever barred.

Emily T. Coleman, #42299

Attorney for the Personal Representative

Higher Ground Law LLC

280 E 1st Ave, #646

Broomfield, CO 80020

Phone Number: 720-437-9517

E-mail: emily@highergroundlaw.com

FAX Number: 720-502-5905

Atty. Reg. #: 42299

First Publication: November 29, 2024

Second Publication: December 6, 2024

Third Publication: December 13, 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 SOUTHY 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 LYNE 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. 2024-000363 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. 2024-000354 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. 2024-000359 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. 2024-000371 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

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. 2024-000358 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: SENN VISCIANO 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. 2024-000382 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.

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 #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-033072

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

District Court, Broomfield County

Case Number: 2024PR30073

In the Matter of the Estate of

JM Hamilton III, (aka James Mortimer Hamilton III, 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 Broomfield County, Colorado on or before March 29, 2025, or the claims may be forever barred.

Donna Hamilton
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 770
Denver CO 80202

John A.M. Ferguson Jr. #53263

Hold Fast Legal LLC

For Donna Hamilton

1999 Broadway Ste 770

Denver CO 80202

303-285-1080

John.ferguson@holdfastlegal.com

First Publication: November 29, 2024

Second Publication: December 6, 2024

Third Publication: December 13, 2024

Published: Intermountain Jewish News

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.

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

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

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 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. 2024-000356 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. 2024-000378 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

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 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

Intermountain Jewish News

Legal Notices, November 29, 2024

www.ijn.com/legal-notice

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

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

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. 2024-000364 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. 2024-000367 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. 2024-000372 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

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. 2024-000380 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 SUCCESSORS 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.

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: 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.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000387 To Whom It May Concern: On 9/23/2024 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: ALEX MURCHISON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 10/02/2020 Recorded Date of DOT: 10/07/2020 Reception No. of DOT: 2020164304 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$417,302.00 Outstanding Principal Amount as of the date hereof: \$387,794.34 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 23 AND 24, BLOCK 5, REGIS HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 5100 CLAY ST, DENVER, CO 80221-1574

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 23, 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: 11/29/2024 Last Publication: 12/27/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/19/2024 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 #: CO11239

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000392 To Whom It May Concern: On 9/25/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ROBERT B. HOLTZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CLEARPATH LENDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 6/25/2020 Recorded Date of DOT: 7/31/2020 Reception No. of DOT: 2020110348 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$295,520.00 Outstanding Principal Amount as of the date hereof: \$280,488.96 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ALL THE FOLLOWING DESCRIBED LOT OR PARCEL OF LAND, SITUATE AND BEING IN THE CITY OF COUNTY OF DENVER AND STATE OF COLORADO, TO WIT: LOTS 21 AND 22, BLOCK 1, STENBORN'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1610 ROSLYN 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 January 23, 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: 11/29/2024 Last Publication: 12/27/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/19/2024 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 #: 28597 HEATHER DEERE, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO21688

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000389 To Whom It May Concern: On 9/24/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ANGELICA SUNIGA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PREMIUM SECURITY INC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC Date of Deed of Trust (DOT): 8/23/2021 Recorded Date of DOT: 8/27/2021 Reception No. of DOT: 2021163808 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$594,000.00 Outstanding Principal Amount as of the date hereof: \$292,718.33 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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 12, BLOCK 2, HURLEY HEIGHTS, FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 20 AT PAGE 48. A.P.N.:0519427006000

*PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON SEPTEMBER 20, 2024 AT RECEPTION NO. 2024088446 TO CORRECT LEGAL DESCRIPTION. Which has the address of 1565 S MABRY WAY, 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 23, 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

Intermountain Jewish News

Legal Notices, November 29, 2024

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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: 11/29/2024 Last Publication: 12/27/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/19/2024 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 #: 24-033064

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C01380

Division: Civil, Courtroom: 100

Public Notice is given on 11/25/24 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 SEEMA NELSON be changed to SEEMA BARMA BISWOKARMA.

First Publication: November 29, 2024

Second Publication: December 6, 2024

Third Publication: December 13, 2024

Published: Intermountain Jewish News