

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

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First Publication: November 29, 2024

Second Publication: December 6, 2024

Third Publication: December 13, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C01389, Courtroom: 186

Public Notice is given on 12/09/24 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 BETTE

GIA-MIN SUN be changed to BETY LARI.

First Publication: December 13, 2024

Second Publication: December 20, 2024

Third Publication: December 27, 2024

Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **D.E.N. Towing Specialists, LLC**, abandoned vehicle sale: Address: 10205 Brighton Rd., Henderson, CO 80640, Phone: 303-859-5522.

YEAR/MAKE/MODEL	VIN
2001 GMC 3500	222666
2004 DCX - DODGE SPRINTER	710286
1999 FORD F-150	B54049
2005 FORD E-450	A30067
2007 DODGE DAKOTA	201732
1968 PLYMOUTH ROAD RUNNER	171174
2013 SUBARU OUTBACK	218851
1997 TOYOTA 4RUNNER	056151
2004 GMC ENVOY	320346
1957 CHEV TWO-TEN	212749
2009 PORSCHE CAYENNE	A61274
1995 BMW M3	723082
2008 KAWASAKI NINJA ZX14	001396

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

Denver Probate Court

Case No. 2024PR490

In the Matter of the Estate of

EILEEN BROWN, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the DENVER PROBATE COURT 1437 BANNOCK STREET DENVER, CO 80202 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

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First Publication: December 13, 2024

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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000404 To Whom It May Concern: On 10/02/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ZACHARIAH KUYKENDALL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 5/26/2015 Recorded Date of DOT: 5/28/2015 Reception No. of DOT: 2015067849 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt:

\$179,685.00 Outstanding Principal Amount as of the date hereof: \$160,959.70 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 96, BLOCK 1, GRANVILLE WEST SUBDIVISION, FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Which has the address of 1699 S TRENTON ST UNIT 96, 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 30, 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: 12/06/2024 Last Publication: 1/03/2025 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: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010252526

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000416 To Whom It May Concern: On 10/07/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MELISSA T HAYWOOD and DAMIAN G HAYWOOD Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR NEST HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PNC BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 8/07/2017 Recorded Date of DOT: 8/09/2017 Reception No. of DOT: 2017103916 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt:

\$358,919.00 Outstanding Principal Amount as of the date hereof: \$314,576.24 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 13, BLOCK 1, GREEN VALLEY RANCH FILING NO. 62, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 18797 E RANDOLPH PLACE, DENVER, COLORADO 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 February 6, 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: 12/13/2024 Last Publication: 1/10/2025 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-24-998802-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000414 To Whom It May Concern: On 10/04/2024 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: BEN A. ECKER and MICHAEL E. MCALLISTER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS INC. Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. Date of Deed of Trust (DOT): 11/04/2015 Recorded Date of DOT: 11/09/2015 Reception No. of DOT: 2015157464 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$224,000.00 Outstanding Principal Amount as of the date hereof: \$199,817.07 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 28 AND 29, EXCEPT REAR 8 FEET TO CITY, BLOCK 1, CABLE LINE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1511 ROSEMARY 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 February 6, 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: 12/13/2024 Last Publication: 1/10/2025 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: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010261477

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000418 To Whom It May Concern: On 10/08/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: WILLIAM E. MENDEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC., DBA NEW AMERICAN FUNDING Date of Deed of Trust (DOT): 10/31/2019 Recorded Date of DOT: 11/01/2019 Reception No. of DOT: 2019152970** DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$170,000.00 Outstanding Principal Amount as of the date hereof: \$156,434.09 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: THE EAST 1/2 OF LOT 4, AND THE WEST 1 FOOT OF LOT 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 February 6, 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: 12/13/2024 Last Publication: 1/10/2025 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 #: CO23472

**NOTICE OF SALE BY
MAXX AUTO RECOVERY
7070 Smith Rd.
Denver, CO80207
303-295-6353**

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

YEAR/MAKE/MODEL	VIN #
2003 FORD F150	A22220
1996 JEEP GRAND CHEROKEE	295881
2008 CHARIOT TRAILER	158615
2008 AUDI A4	100127
1992 TOYOTA CAMRY	030141
2015 CHEVROLET CRUZE	134868
2017 HONDA CIVIC	232945
2006 HONDA CIVIC	143994

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

Denver Probate Court

Case No. 2024PR31308

In the Matter of the Estate of

DANIEL J. GRUCELLA aka DANIEL GRUCELLA, 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 April 20, 2025 or the claims may be forever barred.

Judith Grucella
Personal Representative
70 SW Century Dr., #100-417
Bend, OR 97702

JAMES A. HENDERSON, Esq. Atty. Reg. #: 20129

Attorney for the Personal Representative

1254 Milwaukee Street

Denver, CO 80206

Phone Number: 303-830-0038

E-mail: James.A.Henderson@outlook.com

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Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2024PR31150

In the Matter of the Estate of

SAMUEL ORLANDO CORDOVA aka

SAMUEL O. CORDOVA, 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 April 20, 2025 or the claims may be forever barred.

Linda Cordova
Personal Representative
1086 W. 69th Avenue, #B-205
Denver, CO 80221

JAMES A. HENDERSON, Esq. Atty. Reg. #: 20129

Attorney for the Personal Representative

1254 Milwaukee Street

Denver, CO 80206

Phone Number: 303-830-0038

E-mail: James.A.Henderson@outlook.com

First Publication: December 13, 2024

Second Publication: December 20, 2024

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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000415 To Whom It May Concern: On 10/07/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JONO MODALITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY AND JONATHAN W. RICE, AS GUARANTOR Original Beneficiary: TRINA L. ROBINO Current Holder of Evidence of Debt: TRINA L. ROBINO Date of Deed of Trust (DOT): 1/03/2023 Recorded Date of DOT: 1/04/2023 Reception No. of DOT: 2023000556 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$354,193.88 Outstanding Principal Amount as of the date hereof: \$354,193.88 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 2120 N BROADWAY STREET, DENVER, CO 80205

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 6, 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: 12/13/2024 Last Publication: 1/10/2025 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: FOSTER GRAHAM MILSTEIN & CALISHER LLP Denver Registration #: 26809 ROBERT GRAHAM, 360 SOUTH GARFIELD STREET, 6TH FLOOR, DENVER, CO 80209 Phone #: 3033339810 Fax #: 303-333-9786 Attorney File #: 28407.0001

EXHIBIT A

LEGAL DESCRIPTION

LOT 13, BLOCK 124 PARTLY IN STILES ADDITION TO THE CITY OF DENVER AND PARTLY IN CLEMENT'S ADDITION TO THE CITY OF DENVER (BEING ALL OF SAID LOT 13 NOT TAKEN BY THE CITY AND COUNTY OF DENVER ON CONDEMNATION PROCEEDINGS ON EXTENSION OF BROADWAY) AND THAT PART OF LOT 14, BLOCK 124 CLEMENT'S ADDITION TO THE CITY OF DENVER LYING NORTH AND EAST OF THE NORTHEAST LINE OF BROADWAY, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

For Identification Purposes Only: 2120 North Broadway, Denver, CO 80205

NOTICE OF SALE BY ELITE TOWING & RECOVERY 7070 Smith Rd Denver, Co 80207 720-295-6062

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

YEAR/MAKE/MODEL	VIN #
2000 CHEVROLET MONTE CARLO	385083
2007 CHEVROLET SILVERADO	573753
2012 CHEVROLET EQUINOX	207582
2010 MERCEDES BENZ C-CLASS	123898
2004 SUBARU OUTBACK	623236
1997 NISSAN FRONTIER	381658
2004 CADILLAC ESCALADE	102774
2007 MAZDA MX-5	128497
2002 JEEP LIBERTY	217797
1997 GMC SONOMA	518733

2009 CHEVROLET IMPALA	250725
2012 NISSAN ALTIMA	439829
1987 FORD ESCORT	195533
2000 MITSUBISHI FORK LIFT	B30167
2003 HYUNDAI TIBURON	020427
2006 FORD FIVE HUNDRED	118804
2007 SATURN VUE	801119
2013 CHEVROLET CRUZE	228249
1994 FORD EXPLORER	A71697
2020 TESLA MODEL Y	058747
2001 TOYOTA CAMRY	788897
2006 NISSAN MURANO	415867
1973 CHEVROLET G30	189733
2004 TOYOTA CAMRY	351555
2008 SUBARU IMPREZA	513681
2013 VOLKSWAGEN JETTA	415528
2005 HYUNDAI SONATA	197506
1997 FORD F150	D12999
2006 CHRYSLER PT CRUISER	250726
1996 DODGE GRAND CARAVAN	105964
2008 KIA SPORTAGE	493380
2007 CHEVROLET EQUINOX	058609
2019 FORD ESCAPE	B49859
2001 CHEVROLET SILVERADO	181097
2012 FORD ESCAPE	B11994
2001 FORD RANGER	A84601
2010 FORD FUSION	344118
1998 SUBARU LEGACY	653710
2004 SUBARU LEGACY	632503
2005 CHEVROLET CAVALIER	188384
1994 TOYOTA 4-RUNNER	146224
2004 TOYOTA CAMRY	264729
2007 DODGE DURANGO	531336
2007 DODGE GRAND CARAVAN	106883
2013 DODGE AVENGER	741718
1988 PONTIAC FIREBIRD	249796
1995 CHEVROLET TAHOE	119440
2006 NISSAN MURANO	505067
2022 ROYAL ENFIELD INT	650702833
2000 TOYOTA RAV4	155289
2006 HONDA CIVIC	505264
2005 TOYOTA COROLLA	464301
2000 LEXUS RX 300	119036
1999 CHEVROLET SILVERADO	147772
2008 TOYOTA PRIUS	703268
2006 TOYOTA SIENNA	391769
2005 NISSAN SENTRA	507383
2008 FORD F150	B61573
2001 LEXUS LS 430	005549
2005 HONDA ELEMENT	022413
1998 OLDSMOBILE INTRIGUE	400580

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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000413 To Whom It May Concern: On 10/07/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: OBC INVESTMENTS LLC Original Beneficiary: CIVIC FINANCIAL SERVICES, LLC Current Holder of Evidence of Debt: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-B Date of Deed of Trust (DOT): 4/29/2022 Recorded Date of DOT: 5/09/2022 Reception No. of DOT: 2022062137 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$228,000.00 Outstanding Principal Amount as of the date hereof: \$228,000.00 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 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: THE PROPERTY BEING FORECLOSED IS ALL OF THE PROPERTY ENCUMBERED BY SAID DEED OF TRUST, AND IS

DESCRIBED AS: LOT 41, BLOCK 1, RAINTREE, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED ON LOT LOCATION MAP RECORDED IN BOOK 548 AT PAGE 474; TOGETHER WITH THE RIGHTS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 548 AT PAGE 476 AND AMENDMENT RECORDED IN BOOK 564 AT PAGE 311, AND TOGETHER WITH PARKING AND STORAGE EASEMENT APPURTENANT SHOWN AS EASEMENT NO. 1 ON EASEMENT LOCATION MAP #2 RECORDED IN BOOK 550 AT PAGE 468, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1250 S MONACO PKWY, APT 41, DENVER, CO 80224

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 6, 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: 12/13/2024 Last Publication: 1/10/2025 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 #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-033125

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.

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 #: CO21871

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000374 To Whom It May Concern: On 9/13/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: NIKIELA TOLIVER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SUMMIT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 3/07/2018 Recorded Date of DOT: 3/08/2018 Reception No. of DOT: 2018028294 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$144,337.00 Outstanding Principal Amount as of the date hereof: \$108,309.10 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN

FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1484 E BRUCE RANDOLPH AVENUE, DENVER, CO 80205

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 16, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 11/22/2024 Last Publication: 12/20/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/12/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 22-028758

LEGAL DESCRIPTION

Parcel 1:

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

Parcel 2:

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

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C01381, Courtroom: 170

Public Notice is given on 12/02/24 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 RACHEL GREEN be changed to RACHEL SLOANE GREEN.

First Publication: December 6, 2024

Second Publication: December 13, 2024

Third Publication: December 20, 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 OF PETITION FOR CHANGE OF NAME

Case No. 24C01375

Division: Civil, Courtroom: 186

Public Notice is given on 11/22/24 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 LYDIA CHANEL RENFRO be changed to LYDIA CHANEL SHEMWELL.

First Publication: December 6, 2024
Second Publication: December 13, 2024
Third Publication: December 20, 2024
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000366 To Whom It May Concern: On 9/09/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARIA ISABEL HERNANDEZ and ARTURO JOSE SAUCEDO BRAVO Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 10/03/2005 Recorded Date of DOT: 10/25/2005 Reception No. of DOT: 2005181401 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$200,000.00 Outstanding Principal Amount as of the date hereof: \$148,149.53 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1570-1574 IRVING STREET, DENVER, CO 80204

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 9, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 11/15/2024 Last Publication: 12/13/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/05/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010167260

LEGAL DESCRIPTION

LOT 24 AND THE SOUTH 22 1/2 FEET OF LOT 25, AND THAT PORTION OF LOT "A" DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CURVED SOUTHWESTERLY LINE OF SAID LOT "A" SAID POINT BEING 4.39 FEET NORTH OF THE WESTERLY EXTENSION OF THE SOUNTY LINE OF SAID LOT "A"; THENCE NORTHEASTERLY TO A POINT ON THE WESTERN EXTENSION OF THE SOUTH LINE OF LOT 8 AND 50 FEET WEST OF THE EAST LINE OF SAID LOT "A" THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT "A" TO A POINT ON THE SOUTH LINE OF THE NORTH 7.5 FEET OF THE LOT 25 EXTENDED EAST; THENCE WEST ALONG SAID EXTENDED LINE TO THE EAST LIEN OF LOT 25; THENCE SOUTH TO THE POINT OF BEGINNING, TOGETHER WITH ALL THAT PORTION OF VACATED ALLEY LYINE BETWEEN SAID LOT 24 AND SOUTH 22 1/2 FEET OF LOT 25 AND SAID PORTION OF LOT "A", ALL IN MCLEOD'S SUBDIVISION OF BLOCK 7, CHELTANHAM HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. PURSUANT TO CORRECTIVE AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. § 38-35- 109(5) RECORDED ON AUGUST 20, 2024 AT RECEPTION NO. 2024078655

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000420 To Whom It May Concern: On 10/09/2024 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: JASON C. FOSTER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 3/02/2020 Recorded Date of DOT: 3/10/2020 Reception No.of DOT: 2020034922 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$316,000.00 Outstanding Principal Amount as of the date hereof: \$298,066.93 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE LAND REFERRED TO HEREIN IS SITUATE IN DENVER COUNTY, STATE OF COLORADO AND IS DESCRIBED AS FOLLOWS: LOT 14, RESUBDIVISION OF BLOCKS 2, 10 AND 16, WITTER AND COFIELDS SUBDIVISION OF THE TOWN OF HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2231 HOOKER STREET, DENVER, COLORADO 80211-5042

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 February 6, 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: 12/13/2024 Last Publication: 1/10/2025 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-24-988886-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000398 To Whom It May Concern: On 10/01/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SAMUEL NIXON, SHANDRAH LOPEZ, TERRY NIXON and BRENDA NIXON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR THE HORN FUNDING CORP, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FLAGSTAR BANK, N.A. Date of Deed of Trust (DOT): 5/29/2020 Recorded Date of DOT: 6/02/2020 Reception No.of DOT: 2020074368 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$394,250.00 Outstanding Principal Amount as of the date hereof: \$364,592.63 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 23 AND 24, EXCEPT THE REAR 8 FEET THEREOF, BLOCK 2, EAST MONTROSE SECOND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1700 QUINCE ST, DENVER, CO 80220-1967

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 30, 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: 12/06/2024 Last Publication: 1/03/2025 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 #: 24-033210

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. 2024-000419 To Whom It May Concern: On 10/11/2024 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: ARABELLA T BONILLA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 9/19/2016 Recorded Date of DOT: 9/27/2016 Reception No. of DOT: 2016132729 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$294,400.00 Outstanding Principal Amount as of the date hereof: \$192,447.51 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 2, BLOCK 15, PINEHURST ESTATES SOUTH, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5063 WEST RADCLIFF AVENUE, DENVER, COLORADO 80236
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 February 6, 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: 12/13/2024 Last Publication: 1/10/2025 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-24-998981-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000403 To Whom It May Concern: On 10/02/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CLIFFORD MELVIN DAUGHERTY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: AMERICAN FINANCIAL NETWORK, INC. Date of Deed of Trust (DOT): 11/26/2018 Recorded Date of DOT: 12/07/2018 Reception No. of DOT: 2018155863 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$272,435.00 Outstanding Principal Amount as of the date hereof: \$248,482.62 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 4, GREEN VALLEY RANCH FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 19383 EAST CHAFFEE PLACE, 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 30, 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: 12/06/2024 Last Publication: 1/03/2025 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 #: 24-033131

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000402 To Whom It May Concern: On 10/02/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: PETER TRIPP Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR STEARNS LENDING, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 2/11/2014 Recorded Date of DOT: 2/12/2014 Reception No. of DOT: 2014017563 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt:

\$417,000.00 Outstanding Principal Amount as of the date hereof: \$311,865.03 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 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: CONDOMINIUM UNIT 709 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE(S) B1-32A-B, AND STORAGE SPACE S3-114, WATERSIDE LOFTS CONDOMINIUMS ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON SEPTEMBER 27, 2002, WITH RECEPTION NUMBER 2002173931 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 WATERSIDE LOFTS CONDOMINIUMS, CONDOMINIUM DECLARATION RECORDED ON SEPTEMBER 27, 2002 WITH RECEPTION NUMBER 2002173930 IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1401 WEWATTA STREET, #709, DENVER, CO 80202

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 30, 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: 12/06/2024 Last Publication: 1/03/2025 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 #: CO23749

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. 2024-000410 To Whom It May Concern: On 10/03/2024 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: LISA MCDONALD Original Beneficiary: OPTION ONE MORTGAGE CORPORATION Current Holder of Evidence of Debt: WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-3, ASSET-BACKED CERTIFICATES, SERIES 2005-3 Date of Deed of Trust (DOT): 5/13/2005 Recorded Date of DOT: 6/01/2005 Reception No. of DOT: 2005089176 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$213,200.00 Outstanding Principal Amount as of the date hereof: \$199,704.46 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 37 AND 38, BLOCK 138, OF BLOCKS 73 TO 80, 90 TO 104, 137 TO 144, AND 177 TO 184, INCLUSIVE IN BERKELEY SUBDIVISION, EXCEPT THE REAR OF WESTERLY 8 FEET OF SAID LOTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5055 RALEIGH STREET, DENVER, CO 80212-2644 **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 30, 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: 12/06/2024 Last Publication: 1/03/2025 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 #: 22-026503

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000408 To Whom It May Concern: On 10/03/2024 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: EFRAIN CISNEROS and SERGIO CISNEROS Original Beneficiary: BANCO POPULAR NORTH AMERICA Current Holder of Evidence of Debt: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2023-B, MORTGAGE-BACKED SECURITIES, SERIES 2023-B Date of Deed of Trust (DOT): 4/14/2006 Recorded Date of DOT: 5/28/2006 Reception No. of DOT: 2006084213 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$146,300.00 Outstanding Principal Amount as of the date hereof: \$96,452.03 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 17, BLOCK 5, HIGGINS-KASSLER SECOND ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2685 WEST ELLSWORTH AVENUE, DENVER, COLORADO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 30, 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: 12/06/2024 Last Publication: 1/03/2025 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-24-998178-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000409 To Whom It May Concern: On 10/03/2024 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: 3001 BRIGHTON, LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: AMERICAN GENERAL LIFE INSURANCE COMPANY, A TEXAS CORPORATION; AND AMERICAN HOME ASSURANCE COMPANY, A NEW YORK CORPORATION Current Holder of Evidence of Debt: FABRICA LENDER LLC, A COLORADO LIMITED LIABILITY COMPANY Date of Deed of Trust (DOT): 10/05/2016 Recorded Date of DOT: 10/05/2016 Reception No. of DOT: 2016137891 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$32,000,000.00 Outstanding Principal Amount as of the date hereof: \$32,000,000.00 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 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: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 3001 BRIGHTON BLVD, DENVER, CO 80216

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 30, 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: 12/06/2024 Last

Publication: 1/03/2025 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: SENN VISCIANO CANGES PC Denver Registration #: 46821 JEREMY ROTHSTEIN ESQ, 1700 LINCOLN STREET, SUITE 2100, DENVER, CO 80203 Phone #: (303) 298-1122 Attorney File #: #107850-0104

EXHIBIT A

Description of Property

Real property in the City of Denver, County of Denver, State of Colorado, described as follows:

Parcel A-1:

A part of the West 1/2 Northeast 1/4 of Section 27, Township 3 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

Beginning at a point on the northwesterly line of Brighton Boulevard 512.3 feet northeasterly from the northerly corner of the Intersection of 29th Street and Brighton Boulevard; Thence northwesterly, a distance of 221.1 feet; Thence southwesterly, a distance of 512.4 feet to the northeasterly line of 29th Street; Thence northwesterly along the northeasterly line of 29th Street, a distance of 80.02 feet to a point on the southeasterly right of way line of the Union Pacific Railroad Company; Thence northeasterly along said southeasterly right of way line, a distance of 579.7 feet; Thence southeasterly, a distance of 303.82 feet to a point on the northwesterly line of Brighton Boulevard; Thence southwesterly a distance of 61.82 feet, more or less, to the point of beginning, City and County of Denver, State of Colorado.

LESS AND EXCEPT that portion conveyed to the City and County of Denver by Warranty Deed recorded April 28, 2016 at Reception No. 2016055578.

Parcel A-2:

A tract of land situate in the North 1/2 of Section 27, Township 3 South, Range 68 West of the 6th Principal Meridian in the City and County of Denver, Colorado being the most easterly 30.0 feet measured at right angles of the property described in deed from the H.A. Marr Grocery Company to Union Pacific Railroad Company recorded January 12, 1940 in Book 5378 at Page 250 Official Records.

Parcel B:

That part of the West 1/2 Northeast 1/4 of Section 27, Township 3 South, Range 68 West of the 6th Principal Meridian, more particularly described as follows:

Beginning at the point of Intersection of the northeasterly line of 29th Street, as located in the Denargo Project and the northwesterly line of Brighton Boulevard, said point being 449.37 feet northeasterly from the North - South centerline of said Section 27, and measured along the northwesterly line of Brighton Boulevard and said northwesterly line produced southwesterly; Thence northwesterly along the northeasterly line of 29th Street, a distance of 211.49 feet; Thence northeasterly, parallel with and 80.02 feet southeasterly of the southeasterly right of way line of the Union Pacific Railroad Company, a distance of 38.2 feet to the northwesterly corner of a building wall; Thence continuing northeasterly along the northwesterly face or edge of said wall, a distance of 474.6 feet; Thence southeasterly, parallel with the northeasterly line of said 29th Street, a distance of 221.1 feet to a point on the northwesterly line of Brighton Boulevard; Thence southwesterly, along said northwesterly line of Brighton Boulevard, a distance of 512.3 feet, more or less, to the point of beginning, City and County of Denver, State of Colorado, excepting therefrom that portion conveyed to the City and County of Denver by deed recorded July 30, 1998 under Reception No. 9800122686.

LESS AND EXCEPT that portion conveyed to the City and County of Denver by Warranty Deed recorded April 28, 2016 at Reception No. 2016055578.

Also Described as Follows:

A parcel of land located in the Northeast Quarter of Section 27, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows: Commencing at the North Quarter corner of said Section 27, whence the center section thereof bears South 00 degrees 18 minutes 19 seconds East, a distance of 2643.94 feet; Thence South 06 degrees 14 minutes 15 seconds East, a distance of 1588.75 feet to a point on the northerly right-of-way line of 29th Street, being the southwesterly extension of the northwesterly face or edge of a building wall and the point of beginning; Thence North 43 degrees 27 minutes 16 seconds East, along said southwesterly extension and the northwesterly face or edge of said wall, a distance of 512.29 feet; Thence South 46 degrees 34 minutes 23 seconds East, a distance of 221.10 feet to a point on the westerly right-of-way line of Brighton Boulevard; Thence along said westerly right-of-way line the following two (2) courses:

1. South 44 degrees 31 minutes 41 seconds West, a distance of 502.99 feet;
 2. South 62 degrees 51 minutes 45 seconds West, a distance of 10.44 feet to a point on the northerly right-of-way line of said 29th Street;
- Thence North 46 degrees 26 minutes 59 seconds West, along said northerly right-of-way line, a distance of 208.21 feet to the point of beginning.

LESS AND EXCEPT that portion conveyed to the City and County of Denver by Warranty Deed recorded April 28, 2016 at Reception No. 2016055578.

Parcel C:

Beneficial non-exclusive easement of the Drive Lane Parcel as defined and described in Declaration of Easements Agreement recorded June 24, 2015, at Reception No. 2015084327.

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. 2024-000412 To Whom It May Concern: On 10/03/2024 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: DONNA L. EVERITTS TRUST DATED JUNE 23, 2015, DONNA L. EVERITTS, TRUSTEE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC Date of Deed of Trust (DOT): 7/20/2021 Recorded Date of DOT: 8/04/2021 Reception No. of DOT: 2021146154 DOT Recorded in Denver County.

Original Principal Amount of Evidence of Debt: \$1,149,000.00 Outstanding Principal Amount as of the date hereof: \$443,363.71 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: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 909 E 14TH AVE, DENVER, CO 80218

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 30, 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: 12/06/2024 Last Publication: 1/03/2025 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 #: 24-033182

LEGAL DESCRIPTION

That part of Lot 17, Block 98, Capitol Hill Subdivision, City and County of Denver, State of Colorado, more Particularly described as follows:

Beginning at the southwest corner of said Lot 17; thence North along the West line of said Lot 17 a distance of 125.15 feet to the Northwest corner of said Lot 17; thence East along the North line of said Lot 17 a distance of 18.78 feet; thence South and parallel with the West line of said Lot 17 a distance of 25.90 feet; thence West a distance of 2.15 feet; thence South and parallel with the West line of said Lot 17 a distance of 14.00 feet ; thence East a distance of 0.31 feet; thence South and parallel with the West line of said Lot 17 a distance of 85.25 feet to the South line of said Lot 17; thence West a distance of 16.94 feet to the True Point of Beginning, City and County of Denver, State of Colorado.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000406 To Whom It May Concern: On 10/02/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below

to be recorded in Denver County. Original Grantor: BEATRICE C VIGIL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST HORIZON HOME LOAN CORPORATION Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 5/25/2007 Recorded Date of DOT: 6/15/2007 Reception No. of DOT: 2007092731 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$144,000.00 Outstanding Principal Amount as of the date hereof: \$115,124.86 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 19, BLOCK 3, FAIRMONT, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 313 ELATI 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 30, 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: 12/06/2024 Last Publication: 1/03/2025 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: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010219079

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000411 To Whom It May Concern: On 10/03/2024 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: SEAN D. HOGAN and EMMA G. HOGAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SELECT PORTFOLIO SERVICING, INC. Date of Deed of Trust (DOT): 9/04/2020 Recorded Date of DOT: 9/08/2020 Reception No. of DOT: 2020144205 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$216,125.00 Outstanding Principal Amount as of the date hereof: \$204,326.10 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 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: CONDOMINIUM UNIT NO. 204, BUILDING NO. W, BRANDY CHASE AT EASTMOOR PARK, IN ACCORDANCE WITH THE DECLARATION RECORDED ON MARCH 28, 1979, IN BOOK 1878 AT PAGE 367, AND CONDOMINIUM MAP RECORDED ON MARCH 28, 1979, IN MAP BOOK 11 AT PAGE 20, AND SUPPLEMENT RECORDED AUGUST 13, 1979, IN BOOK 13 AT PAGE 14, OF THE DENVER COUNTY RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE NA, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4400 S QUEBEC ST UNIT W204, DENVER, CO 80237

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 30, 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: 12/06/2024 Last Publication: 1/03/2025 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 #: CO23052

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. 2024-000371 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 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. 2024-000365 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

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

2005 Acura RL

004141

2013 BMW X5

G56293

Date of Publication: December 13, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000380 To Whom It May Concern: On 9/17/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DANIELLE DENTICI IACOVETTO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR PLANET HOME LENDING, LLC, ITS SUCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PLANET HOME LENDING, LLC Date of Deed of Trust (DOT): 8/06/2021 Recorded Date of DOT: 8/12/2021 Reception No.of DOT: 2021152695 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$316,000.00 Outstanding Principal Amount as of the date hereof: \$301,749.29 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property

encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1151 XANTHIA STREET, DENVER, COLORADO 80220

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

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.