

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000443 To Whom It May Concern: On 10/23/2024 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: JOSEPH M LUDVIGSEN and VIRGINIA LUDVIGSEN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 9/12/2022 Recorded Date of DOT: 9/23/2022 Reception No. of DOT: 2022124437 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$274,928.00 Outstanding Principal Amount as of the date hereof: \$214,943.70 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 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 10150 E VIRGINIA AVE 9-202, DENVER, CO 80247

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 20, 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: 12/27/2024 Last Publication: 1/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/03/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: 24-031948

LEGAL DESCRIPTION

CONDOMINIUM UNIT 202, BUILDING 9, OAK PARK CONDOMINIUMS, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF OAK PARK CONDOMINIUMS, RECORDED APRIL 2, 1980 IN BOOK 2133 AT PAGE 357 AND AMENDMENT AND SUPPLEMENT RECORDED OCTOBER 24, 1980 IN BOOK 2256 AT PAGE 506 AND MAP RECORDED APRIL 2, 1980 IN BOOK 16 AT PAGE 27, AND AMENDED JULY 7, 1980 IN BOOK 17 AT PAGE 20, AND AMENDED OCTOBER 24, 1980 IN BOOK 18 AT PAGE 10 AND AMENDED OCTOBER 29, 1980 IN BOOK 18 AT PAGE 16. TOGETHER WITH THE RIGHT TO THE EXCLUSIVE USE OF PARKING SPACE(S) NO. 187 AND 189, GARAGE SPACE NO. NA AND STORAGE LOCKER NO. NA, IN BUILDING NO. 9, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000432 To Whom It May Concern: On 10/18/2024 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: MILDRED GORMAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRSTBANK Current Holder of Evidence of Debt: FIRSTBANK Date of Deed of Trust (DOT): 12/23/2021 Recorded Date of DOT: 12/27/2021 Reception No. of DOT: 2021234894 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$345,600.00 Outstanding Principal Amount as of the date hereof: \$331,666.68 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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: A CONDOMINIUM UNIT CONSISTING OF APARTMENT NO. 4 IN BUILDING 2205 TOGETHER WITH AN APPURTENANT UNDIVIDED ONE TWENTY-FOURTH INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, HOLLY MANOR APARTMENT HOMES, REFERENCE BEING MADE TO THE CONDOMINIUM DECLARATION FOR HOLLY MANOR APARTMENT HOMES RECORDED IN BOOK 1449 AT PAGE 283, THE RECORDED AMENDMENTS THERETO, THE MAP RECORDED IN PLAT BOOK 17 AT PAGE 87 OF ARAPAHOE COUNTY RECORDS, TOGETHER WITH: (1) THE RIGHT TO EXCLUSIVE USE OF THE FOLLOWING LIMITED COMMON ELEMENTS: STORAGE SPACE NUMBER 19 AND LOWER LEVEL PARKING SPACE NUMBER 14 AND UPPER LEVEL PARKING SPACE NO. 14 AS SHOWN ON THE MAP (2) RECIPROCAL NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHER UNIT OWNERS FOR INGRESS AND EGRESS AND FOR RESERVED FOR THE EXCLUSIVE USE OF OTHER CONDOMINIUM UNIT OWNERS, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 2205 S HOLLY ST, APARTMENT 4, DENVER, CO 80222

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 13, 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: 12/20/2024 Last Publication: 1/17/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/26/2024 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 #: 307918-000112

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000456 To Whom It May Concern: On 10/29/2024 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: MAXINE M. ARAGON and DELORES L. ARAGON Original Beneficiary: BENEFICIAL MORTGAGE CO. OF COLORADO Current Holder of Evidence of Debt: CSMC 2021-JR1 TRUST Date of Deed of Trust (DOT): 1/27/2003 Recorded Date of DOT: 3/07/2003 Reception No. of DOT: 2003037325 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$184,209.59 Outstanding Principal Amount as of the date hereof: \$216,588.19 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: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 3335 W LOUISIANA 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 February 27, 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: 1/03/2025 Last Publication: 1/31/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/10/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO11494

EXHIBIT A

THAT PART OF TRACT 59, GARFIELD HEIGHTS, NEW FILING, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 59; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 59 A DISTANCE OF 150 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 50 FEET; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID TRACT 59, A DISTANCE OF 125 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID TRACT; THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 50 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID TRACT 59, A DISTANCE OF 125 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 4, PAGE 17, CITY AND COUNTY OF DENVER, STATE OF COLORADO

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

**Denver Probate Court
Case No. 2024PR31470
In the Matter of the Estate of
LINDA B. TEMPEL aka LINDA TEMPEL fka**

LINDA B. RIESCHE, 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 May 23, 2025 or the claims may be forever barred.

JOHN A. BERMAN
Personal Representative
1737 Gaylord Street
Denver, CO 80205

JOHN A. BERMAN, Esq. Reg. No. 6695
Attorney for the Personal Representative

1737 Gaylord Street
Denver, CO 80206

(303) 832-7645 phone

(303) 832-1188 fax

jab@jaberman.com email

First Publication: January 17, 2025

Second Publication: January 24, 2025

Third Publication: January 31, 2025

Published: Intermountain Jewish News

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

District Court, Arapahoe County

Case Number: 2024PR31252

NOTICE TO CREDITORS

In the Matter of the Estate of

KATHERINE FULLER, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Arapahoe County, Colorado on or before May 15, 2025, or the claims may be forever barred.

LEONARD BERENATO, Esq. Atty. Reg. #: 13693

Attorney for the Personal Representative

1626 N Washington Street
Denver, CO 80203

Telephone Number: (303) 831-1669

Fax Number: (303) 832-4515

Email: lberenato@1626washingtonlaw.com

First Publication: January 17, 2025

Second Publication: January 24, 2025

Third Publication: January 31, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C01495, Courtroom: 100

Public Notice is given on 12/30/24 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

ALEXANDRA KARINA ZELAYA be changed to ALEX KARINA ZALANIS.

First Publication: January 10, 2025

Second Publication: January 17, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000471 To Whom It May Concern: On 11/06/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: 3737 WYANDOT ST LLC Original Beneficiary: SCONSET RESOURCES CORPORATION Current Holder of Evidence of Debt: SCONSET RESOURCES CORPORATION Date of Deed of Trust (DOT): 2/24/2023 Recorded Date of DOT: 3/03/2023 Reception No. of DOT: 2023017817 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$748,000.00 Outstanding Principal Amount as of the date hereof: \$748,000.00 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 UNDERSIGNED DELCARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST AS FOLLOWS: FAILURE TO MAKE PAYMENT AS REQUIRED BY THE TERMS OF THE NOTE AND DEED OF TRUST, FAILURE TO MAINTAIN INSURANCE ON THE PROPERTY AND FAILURE TO PAY REAL ESTATE TAXES. 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 10 AND 11, BLOCK 31, WILSON'S RE-SUBDIVISION OF PART OF H. WITTER'S NORTH ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3737 WYANDOT STREET, DENVER, CO 80211

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 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: 1/10/2025 Last Publication: 2/07/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/17/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MARTIN A BLOOM Denver Registration #: 13153 MARTIN A BLOOM, 4751 EAST PERRY PARKWAY, SUITE 1000, GREENWOOD VILLAGE, CO 80121 Phone #: 303-808-6859 Attorney File #: 3737 WYANDOT STREET

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000475 To Whom It May Concern: On 11/07/2024 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: JACK D. EDINGER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SELENE FINANCE LP Date of Deed of Trust (DOT): 10/07/2021 Recorded Date of DOT: 10/08/2021 Reception No. of DOT: 2021190432 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$548,250.00 Outstanding Principal Amount as of the date hereof: \$523,041.90 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: PARCEL 21 AS SHOWN ON DENVER ASSESSOR'S PARCEL RECONFIGURATION FORM RECORDED MARCH 18, 2011 AT RECEPTION NO. 2011030429, BEING A PORTION OF LOT 1, BLOCK 6, LOWRY FILING NO. 23, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 368 DALLAS ST, DENVER, CO 80230 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 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: 1/10/2025 Last Publication: 2/07/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/17/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-033295

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000446 To Whom It May Concern: On 10/24/2024 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: OLUFEMI AJIGBOTAFE and HARMONY WALTON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE FOR J.P. MORGAN MORTGAGE TRUST JPMMT 2022-INVI Date of Deed of Trust (DOT): 6/10/2021 Recorded Date of DOT: 6/10/2021 Reception No. of DOT: 2021109866 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$569,000.00 Outstanding Principal Amount as of the date hereof: \$570,266.18 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The

property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 47 AND 48, BLOCK 1, FISK'S BROADWAY ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2501 S BROADWAY, DENVER, COLORADO 80210

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 20, 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: 12/27/2024 Last Publication: 1/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/03/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration#: 24423 HOLLY R SHILLIDAY, 7700 EAST ARAPAHOE ROAD, SUITE#230, CENTENNIAL, CO 80112 Phone#: 8773696122 Attorney File#: CO-24-993311-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000449 To Whom It May Concern: On 10/24/2024 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: VALERIE CARLSON and JONATHAN CARLSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: GUILD MORTGAGE COMPANY LLC Date of Deed of Trust (DOT): 9/16/2016 Recorded Date of DOT: 9/22/2016 Reception No.of DOT: 2016128841 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$311,200.00 Outstanding Principal Amount as of the date hereof: \$261,432.99 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 SOUTH 22 FEET OF LOT 31, BLOCK 3, THOMPSONS SUBDIVISION OF BLOCKS 2, 3, 7, 10, AND 20, ARGYLE PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4145 STUART ST, DENVER, COLORADO 80212

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 20, 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: 12/27/2024 Last Publication: 1/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/03/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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-24-999918-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000452 To Whom It May Concern: On 10/24/2024 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: ARABELLA T BONILLA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") 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): 10/30/2019 Recorded Date of DOT: 11/04/2019 Reception No.of DOT: 2019154147 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$255,000.00 Outstanding Principal Amount as of the date hereof: \$213,615.57 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been

violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 EAST 48 FEET OF SOUTH 124.81 FEET OF PLOT 4, BLOCK 10, NORTH HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1901 WEST 47TH AVENUE, DENVER, COLORADO 80211

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 20, 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: 12/27/2024 Last Publication: 1/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/03/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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-24-1000049-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000441 To Whom It May Concern: On 10/23/2024 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: TODD HALDERMAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 6/30/2016 Recorded Date of DOT: 7/05/2016 Reception No. of DOT: 2016087061 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$245,471.00 Outstanding Principal Amount as of the date hereof: \$207,667.20 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 SOUTH 16.00 FEET OF THE NORTH 20.16 FEET OF LOT 12, EXCEPT REAR 8 FEET OF SAID LOT TO CITY, BLOCK 3, CARSON'S COLFAX SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1422 VALENTIA 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 February 20, 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: 12/27/2024 Last Publication: 1/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/03/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: 24-033301

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000453 To Whom It May Concern: On 10/25/2024 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: DONALD A. KEELER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MUTUAL OF OMAHA MORTGAGE, INC., ITS

SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC Date of Deed of Trust (DOT): 8/11/2021 Recorded Date of DOT: 8/20/2021 Reception No. of DOT: 2021158246 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$475,500.00 Outstanding Principal Amount as of the date hereof: \$196,857.00 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: 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: THE WEST 1/2 OF LOTS 37 AND 38, BLOCK 19, BELMONT PARK CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3816 W DAKOTA 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 February 20, 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: 12/27/2024 Last Publication: 1/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/03/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: 24-033323

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000439 To Whom It May Concern: On 10/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SHENEE R NELSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED WHOLESAL MORTGAGE, LLC Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 8/25/2023 Recorded Date of DOT: 9/08/2023 Reception No. of DOT: 2023086623 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$300,000.00 Outstanding Principal Amount as of the date hereof: \$297,784.34 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 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 14 AND 15, AND THE SOUTH 23 FEET OF LOT 13, EXCEPT THE EAST 60 FEET OF SAID LOTS, BLOCK 27 SCHINNERS ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1701 E 23RD AVE, 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 20, 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: 12/27/2024 Last Publication: 1/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/03/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #:

59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010268662

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000448 To Whom It May Concern: On 10/23/2024 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: MIGENE YU Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC Current Holder of Evidence of Debt: LOANDEPOT.COM, LLC Date of Deed of Trust (DOT): 6/25/2022 Recorded Date of DOT: 7/01/2022 Reception No. of DOT: 2022089263 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$100,000.00 Outstanding Principal Amount as of the date hereof: \$97,732.71 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: 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: BUILDING 20, UNIT 3436 C, ACCORDING TO THE CONDOMINIUM DECLARATION FOR MONACO PLACE CONDOMINIUMS RECORDED JANUARY 9, 1984 IN BOOK 2997 AT PAGE 418 AND MAP FOR MONACO PLACE CONDOMINIUM RECORDED JANUARY 9, 1984 IN BOOK 26 AT PAGE 1, TOGETHER WITH THE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS, PARKING SPACE NO. 136, CITY AND COUNTY OF DENVER, STATE OF COLORADO. BEING THE SAME WHICH KIMBERLY S. ELKINS BY DEED DATED DECEMBER 31, 2015 AND RECORDED JANUARY 4, 2016 IN THE COUNTY OF DENVER, STATE OF COLORADO IN 2016000448 CONVEYED UNTO MIGENE YU. Which has the address of 3436 S LOCUST ST #C, DENVER, CO 80222

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 20, 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: 12/27/2024 Last Publication: 1/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/03/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: 24CO00484-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000437 To Whom It May Concern: On 10/18/2024 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: TRACY SCHWERDT Original Beneficiary: WESTERRA CREDIT UNION Current Holder of Evidence of Debt: WESTERRA CREDIT UNION Date of Deed of Trust (DOT): 1/11/2007 Recorded Date of DOT: 1/29/2007 Reception No. of DOT: 2007013378 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$179,000.00 Outstanding Principal Amount as of the date hereof: \$114,941.82 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 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 2, BLOCK 22, MAR-LEE MANOR FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1698 S MABRY WAY, DENVER, CO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 20, 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: 12/27/2024 Last Publication: 1/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/03/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: 24CO00471-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000429 To Whom It May Concern: On 10/15/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MITZI A. FRESQUEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NBANK N.A., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-CB5 Date of Deed of Trust (DOT): 4/25/2003 Recorded Date of DOT: 4/30/2003 Reception No.of DOT: 2003080310 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$143,371.00 Outstanding Principal Amount as of the date hereof: \$62,679.38 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 NORTH 1/2 OF LOT 45, AND ALL OF LOTS 46, 47 AND 48, EXCEPT THE REAR 8 FEET THEREOF, BLOCK 4, EAST BERKLEY, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

APN #: 02174-28-023-000 Which has the address of 2720 WEST 49TH AVENUE, DENVER, CO 80221

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 13, 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: 12/20/2024 Last Publication: 1/17/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/26/2024 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 #: 22-028748

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000474 To Whom It May Concern: On 11/07/2024 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: GERARD CHACON Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 9/13/2016 Recorded Date of DOT: 9/20/2016 Reception No.of DOT: 2016127468 DOT Recorded in Denver County.

Original Principal Amount of Evidence of Debt: \$120,000.00 Outstanding Principal Amount as of the date hereof: \$95,325.48 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 10 AND 11, BLOCK 12, WESTLAWN ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 538 S OSCEOLA 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 March 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: 1/10/2025 Last Publication: 2/07/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/17/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO23906

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

**District Court, Douglas County
Case No. 24PR30606, Division: COC
In the Matter of the Estate of
Scott Terrence Davenport, Deceased.**

All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Douglas County, Colorado, on or before May 10, 2025, or the claims may be forever barred.

Gina Davenport
Personal Representative
c/o 5350 S. Roslyn St., Ste. 100
Greenwood Village, Co 80111

Joseph A. Orino, Esq., Att. Reg. #50499

Laura K. Ross, Esq., Att. Reg. #57481

Attorneys for the Personal Representative

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

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

YEAR/MAKE/MODEL	VIN #
2010 GMC ACADIA	105879
2011 FORD FUSION	319318
2003 CHEVROLET TAHOE	261297
2004 CHEVROLET AVALANCHE	132716
2002 JEEP LIBERTY	272565

Date of Publication: January 17, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000480 To Whom It May Concern: On 11/13/2024 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: VU PHAM AKA VU N PHAM Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 12/12/2019 Recorded Date of DOT: 1/07/2020 Reception No. of DOT: 2020002317 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$45,400.00 Outstanding Principal Amount as of the date hereof: \$44,271.87 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 4440 W WARREN AVE, 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 March 13, 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: 1/17/2025 Last Publication: 2/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/24/2024 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 #: 00000010292936

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO THAT PART OF LOTS 7 AND 8, BLOCK 39-A, HARVEY PARK ADDITION, FILING NO. 6, ACCORDING TO THE RECORDED, PLAT THEREOF, DESCRIBED AS FOLLOWS. BEGINNING AT A POINT ON THE NORTH LINE AND 14.36 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 7, THENCE EASTERLY ALONG THE NORTH LINES OF SAID LOTS 7 AND 8, A DISTANCE OF 74.41 FEET, MORE OR LESS, TO A POINT WHICH IS 43.95 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 8, THENCE SOUTHERLY ALONG THE WESTERLY LINE OF PARCEL CONVEYED BY DEED RECORDED IN BOOK 8254 AT PAGE 162 AND SAID LINE PROJECTED SOUTHERLY, A DISTANCE OF 159.43 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID LOT 8, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOTS 8 AND 7, A DISTANCE OF 81.85 FEET, MORE OR LESS, TO A POINT WHICH IS 75.09 FEET EASTERLY MEASURED ALONG THE SOUTH LINES OF LOTS 7 AND 8 FROM THE SOUTHEAST CORNER OF PARCEL CONVEYED BY DEED RECORDED IN BOOK 8140 AT PAGE 561; THENCE NORTHERLY 161.51 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 2013093297 OF THE DENVER COUNTY, COLORADO RECORDS. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANT IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000482 To Whom It May Concern: On 11/13/2024 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: GEORGE NIEHOUSE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST WESTERN TRUST BANK Current Holder of Evidence of Debt: PENNYMAC LOAN SERVICES, LLC Date of Deed of Trust (DOT): 3/09/2020 Recorded Date of DOT: 3/17/2020 Reception No. of DOT: 2020038619 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$100,100.00 Outstanding Principal Amount as of the date hereof: \$91,954.45 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 9995 E HARVARD AVE #257, DENVER, CO 80231-3907

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 March 13, 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: 1/17/2025 Last Publication: 2/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/24/2024 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 #: 00000010289411

LEGAL DESCRIPTION

CONDOMINIUM UNIT NO. 257, BUILDING Q, WOODSTREAM FALLS, A CONDOMINIUM IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED APRIL 13, 1978 IN BOOK 1638 AT PAGE 526 AND FIRST AMENDMENT TO CONDOMINIUM DECLARATION RECORDED JANUARY 10, 1380 IN BOOK 2086 AT PAGE 176 AND THE CONDOMINIUM MAP RECORDED APRIL 13, 1978 UNDER RECEPTION NO. 40641 OF THE DENVER COUNTY RECORDS, AND AMENDED BY SURVEYOR'S STATEMENT RECORDED OCTOBER 12, 1979 IN BOOK 2028 AT PAGE 580, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE 172, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000478 To Whom It May Concern: On 11/12/2024 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: ANGELA THOMAS Original Beneficiary: FIRSTBANK Current Holder of Evidence of Debt: FIRSTBANK Date of Deed of Trust (DOT): 3/02/2023 Recorded Date of DOT: 3/03/2023 Reception No. of DOT: 2023017632 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$250,000.00 Outstanding Principal Amount as of the date hereof: \$248,084.39 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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: LOT 5, BLOCK 4, GATEWAY VILLAGE FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5080 N DEEPHAVEN COURT, DENVER, COLORADO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 13, 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: 1/17/2025 Last Publication: 2/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/24/2024 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 #: 301415-00218

NOTICE OF SALE BY INTERCEPTOR TOWING & RECOVERY LLC 6920 Osage St., Denver CO, 80221 Phone: 720-291-3878

The following individuals are hereby notified that their vehicles will be sold at **INTERCEPTOR TOWING & RECOVERY L.L.C.**, 6920 Osage St. Denver CO, 80221:

YEAR/MAKE/MODEL	VIN #
1990 Nissan 300	015330
2015 Chevrolet Equinox	143216
2002 Toyota Camery	030928
2003 Volkswagen Passat	201629
2012 Toyota Highlander	067009
2013 Lexus ES	003322
2001 Toyota Corolla	489963
Date of Publication: January 17, 2025	
Published: Intermountain Jewish News	

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
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1999 Toyota Avalon 331805

2007 Dodge Gra Caravan 149638

Date of Publication: January 17, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000463 To Whom It May Concern: On 11/13/2024 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: NORTH MOUNTAIN GROUP LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: POLYCOMP TRUST COMPANY, CUSTODIAN F/B/O BRIAN ELIS AND EVI BROCK AND GUNNAR GREEN AND KLARA BENIS AND LENA ELIS AND MICHAEL ELIS AND PAUL ELIS AND RHONDA WEISHEIT AND RONALD WEISHEIT Current Holder of Evidence of Debt: PROVIDENT TRUST GROUP LLC F/B/O BRIAN ELIS AND EVI BROCK AND GUNNAR GREEN AND KLARA BENIS AND LENA ELIS AND MICHAEL ELIS AND PAUL ELIS AND RHONDA WEISHEIT AND RONALD WEISHEIT Date of Deed of Trust (DOT): 9/06/2016 Recorded Date of DOT: 9/08/2016 Reception No. of DOT: 2016121944 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,020,000.00 Outstanding Principal Amount as of the date hereof: \$1,717,633.12 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 380-400 QUIVAS 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 March 13, 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: 1/17/2025 Last Publication: 2/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/24/2024 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: FAIRFIELD AND WOODS, P.C. Denver Registration #: 26054 DANIEL J GARFIELD, 1801 CALIFORNIA STREET, SUITE 2600, DENVER, CO 80202 Phone #: (303) 830-2400 Attorney File #: 12903.004

EXHIBIT A LEGAL DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 9, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 3, BAILEY'S ADDITION TO CITY AND COUNTY OF DENVER; THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 3, AND ALONG SAID SOUTH LINE PRODUCED WESTERLY, A DISTANCE OF 606.61 FEET TO A POINT; THENCE DUE NORTH (ASSUMING FOR THE PURPOSE OF THIS DESCRIPTION, THAT SAID SOUTH LINE OF SAID BLOCK 3 HAS A BEARING OF DUE EAST AND WEST), A DISTANCE OF 410.3 FEET TO THE POINT OF BEGINNING OF THE TRACT OR PARCEL OF LAND BEING HEREIN DESCRIBED; THENCE CONTINUING DUE NORTH ON THE LAST DESCRIBED COURSE, A DISTANCE OF 250 FEET TO A POINT; THENCE DUE WEST AND PARALLEL WITH SAID SOUTH LINE OF SAID BLOCK 3 PRODUCED WEST, A DISTANCE OF 166 FEET TO A POINT; THENCE DUE SOUTH, A DISTANCE OF 250 FEET TO A POINT; THENCE DUE EAST AND PARALLEL TO SAID SOUTH LINE OF SAID BLOCK 3 PRODUCED WEST, A DISTANCE OF 166 FEET TO THE POINT OF BEGINNING, EXCEPT PARCEL CONVEYED TO SAM BECK, IRA M. BECK AND EDWARD S. GOLDMAN BY DEED RECORDED IN BOOK 8403 AT PAGE 372 AND RE-RECORDED IN BOOK 8409 AT PAGE 362 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 3 OF BAILEY'S ADDITION TO SAID CITY AND COUNTY OF DENVER; THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 3 AND ALONG SAID SOUTH LINE PRODUCED WESTERLY, A DISTANCE OF 606.61 FEET TO A POINT; THENCE DUE NORTH, (ASSUMING FOR PURPOSES OF THIS DESCRIPTION THAT SAID SOUTH LINE OF BLOCK 3 HAS A BEARING DUE EAST AND WEST), A DISTANCE OF 660.3 FEET, BEING THE POINT OF BEGINNING; THENCE CONTINUING DUE SOUTH ON SAID LAST DESCRIBED COURSE, A DISTANCE OF 16 FEET; THENCE AT RIGHT ANGLES WEST, A DISTANCE OF 13 2/3rd FEET; THENCE AT RIGHT ANGLES NORTH, A DISTANCE OF 16 FEET; THENCE AT RIGHT ANGLES EAST, A DISTANCE OF 13 2/3rd FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000455 To Whom It May Concern: On 10/28/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: 44TH STREET VENTURES LLC Original Beneficiary: FLATIRONS BANK Current Holder of Evidence of Debt: FLATIRONS BANK Date of Deed of Trust (DOT): 10/08/2021 Recorded Date of DOT: 10/11/2021 Reception No. of DOT: 2021191083 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,550,000.00 Outstanding Principal Amount as of the date hereof: \$2,550,000.00 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 COVENANT VIOLATIONS UNDER THE DEBT OR TRUST DEED OR BOTH, ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED ON, ARE AS FOLLOWS: FAILURE TO PAY THE DEBT AT THE MATURITY THEREOF AND FAILURE TO COMPLY WITH OTHER OBLIGATIONS SECURED BY THE LIEN OF THE TRUST DEED. 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 2915 W 44TH AVE, DENVER, CO 80211-1407

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 27, 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: 1/03/2025 Last Publication: 1/31/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/10/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: OTTESON SHAPIRO LLP Denver Registration #: 13466 LISA K SHIMEL, 7979 E. TUFTS AVENUES, SUITE 1600, DENVER, CO 80237 Phone #: (720) 488-0220 Attorney File #: 1258.028.2

EXHIBIT A
(Real Property)

LOTS 26 THROUGH 30, INCLUSIVE, BLOCK 1, CLOUGH ADDITION, TOGETHER WITH THAT PORTION OF ELLIOT STREET AS VACATED BY ORDINANCE NO. 239, SERIES OF 2002, RECORDED APRIL 1, 2002 AT RECEPTION NO. 2002060804, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Commonly known as: 2915 W 44th Ave, Denver, CO 80211-1407.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000435 To Whom It May Concern: On 10/18/2024 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: SERGIO SANGUINO GARCIA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NORTHPOINTE BANK, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 7/17/2020 Recorded Date of DOT: 8/05/2020 Reception No. of DOT: 2020112801 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$365,262.00 Outstanding Principal Amount as of the date hereof: \$336,509.37 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 5, BLOCK 1, NICHOLSON ROSS SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 540 UTICA ST, 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 February 20, 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: 12/27/2024 Last

Publication: 1/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/03/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: 24-033278

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000445 To Whom It May Concern: On 10/23/2024 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: JOHN C. BUCHHOLZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SOUTHSTAR FUNDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: THE BANK OF NEW YORK MELLON, SUCCESSOR TRUSTEE TO JPMORGAN JPM CHASE BANK, N.A., AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2005-AR7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR7 Date of Deed of Trust (DOT): 8/08/2005 Recorded Date of DOT: 8/17/2005 Reception No. of DOT: 2005138697** DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$400,000.00 Outstanding Principal Amount as of the date hereof: \$328,605.84 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 39 AND THE NORTH 1/2 OF LOT 38 AND THE SOUTH 1/2 OF LOT 40, BLOCK 177, SOUTH DIVISION OF CAPITOL HILL, COUNTY OF DENVER, STATE OF COLORADO

**THE DEED OF TRUST LEGAL DESCRIPTION WAS CORRECTED BY AN AFFIDAVIT OF CORRECTION RECORDED ON 10/9/2024 AT RECEPTION NO. 2024094320 IN THE OFFICIAL RECORDS OF DENVER COUNTY, STATE OF COLORADO. Which has the address of 765 CLAYTON STREET, DENVER, CO 80206

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 20, 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: 12/27/2024 Last Publication: 1/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/03/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO21212

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000459 To Whom It May Concern: On 10/29/2024 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: VARNELL JENKINS Original Beneficiary: ARGENT MORTGAGE COMPANY, LLC Current Holder of Evidence of Debt: TOWD POINT MORTGAGE TRUST 2019-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE Date of Deed of Trust (DOT): 12/23/2003 Recorded Date of DOT: 4/16/2004 Reception No. of DOT: 2004091314 DOT Recorded in Denver County.

Original Principal Amount of Evidence of Debt: \$157,700.00 Outstanding Principal Amount as of the date hereof: \$138,606.14 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 LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 12, BLOCK 9, MONTBELLO NO. 23, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 5532 BEDFORD COURT, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 27, 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: 1/03/2025 Last Publication: 1/31/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/10/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO23508

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000428 To Whom It May Concern: On 10/15/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ERIC WARDELL WALKER GOODLOW Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRSTBANK Current Holder of Evidence of Debt: FIRSTBANK Date of Deed of Trust (DOT): 7/22/2022 Recorded Date of DOT: 7/22/2022 Reception No. of DOT: 2022098237 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$139,900.00 Outstanding Principal Amount as of the date hereof: \$136,831.89 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: UNIT 303, LA TELA, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED ON JULY 09, 2021, AT RECEPTION NO. 2021130615, AND THE DECLARATION OF CONDOMINIUM FOR LA TELA, RECORDED ON JULY 09, 2021, AT RECEPTION NO. 2021130614, BOTH IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME; AND SUBJECT TO THAT CERTAIN LAND LEASE RECORDED ON JULY 9, 2021 AT RECEPTION NO. 2021130613, AS AMENDED BY THE FIRST AMENDMENT RECORDED ON AUGUST 9, 2021 AT RECEPTION NO. 2021148298. APN#05036-30-087-087 Which has the address of 603 INCA STREET, UNIT 303, 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 February 13, 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: 12/20/2024 Last Publication: 1/17/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/26/2024 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 #: 307918-00113

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000464 To Whom It May Concern: On 11/05/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CASSANDRA D. MOY and KEITH A. MOY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ADVANCE MORTGAGE & INVESTMENT COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 4/30/2020 Recorded Date of DOT: 5/07/2020 Reception No. of DOT: 2020062272 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$333,500.00 Outstanding Principal Amount as of the date hereof: \$328,747.20 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 2, BLOCK 1, GREEN VALLEY RANCH FILING NO. 66, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5152 ESPANA WAY, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 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: 1/10/2025 Last Publication: 2/07/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/17/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO23683

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000454 To Whom It May Concern: On 10/25/2024 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: SARAH A. PESKE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NFM, INC. DBA NFM LENDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 3/09/2022 Recorded Date of DOT: 3/17/2022 Reception No. of DOT: 2022036472 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$334,650.00 Outstanding Principal Amount as of the date hereof: \$325,707.02 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT NO. 1, BUILDING NO. K, HILAND HILLS TOWNHOUSES, A CONDOMINIUM, IN ACCORDANCE WITH THE AMENDED AND RESTATED CONDOMINIUM DECLARATION OF HILAND HILLS TOWNHOUSES RECORDED FEBRUARY 11, 2009 AT RECEPTION NO. 2009016988, AND CONDOMINIUM MAP RECORDED ON MAY 6, 1977 IN BOOK 5 AT PAGE 51 OF THE DENVER COUNTY RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 7995 E MISSISSIPPI AVENUE K1, DENVER, CO 80247

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 20, 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: 12/27/2024 Last Publication: 1/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/03/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: 24-032114

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000472 To Whom It May Concern: On 11/06/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ORANELL WILLS and HERBERT WILLS Original Beneficiary: NORWEST MORTGAGE, INC. Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 12/14/1998 Recorded Date of DOT: 12/21/1998 Reception No. of DOT: 9800214112 DOT Recorded in Denver County.

Original Principal Amount of Evidence of Debt: \$52,890.00 Outstanding Principal Amount as of the date hereof: \$15,870.64 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED

MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 1 AND 2, BLOCK 7, OAKLAND, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3690 LEYDEN STREET, DENVER, COLORADO 80207

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 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: 1/10/2025 Last Publication: 2/07/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/17/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-24-1001371-LL

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

District Court, Douglas County

Case Number: 2024PR030592

NOTICE TO CREDITORS

In the Matter of the Estate of

DAVID GEORGE METZLER, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Douglas, County, Colorado on or before May 5, 2025, or the claims may be forever barred.

DAVID WORSTELL, Esq. #6492

Attorney for the Personal Representative

1626 N. Washington St.

Denver, CO 80203

Phone: (303) 832-8225

Fax: (303) 832-4515

Email: davidworstell@gmail.com

amartinez@1626washingtonlaw.com

First Publication: January 3, 2025

Second Publication: January 10, 2025

Third Publication: January 17, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 24C01526, Division: Civil

Courtroom: 186

Public Notice is given on 1/6/25 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 RICARDO RAMOS-RODRIGUEZ be changed to ricardo rodriguez ramos.

First Publication: January 10, 2025

Second Publication: January 17, 2025

Third Publication: January 24, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000425 To Whom It May Concern: On 10/18/2024 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: S.A. SANCHEZ INVESTMENTS, LLC Original Beneficiary: JP MORGAN CHASE BANK, N.A. Current Holder of Evidence of Debt: JP MORGAN CHASE BANK, N.A. Date of Deed of Trust (DOT): 3/23/2018 Recorded Date of DOT: 3/23/2018 Reception No. of DOT: 2018034449 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$3,562,800.00 Outstanding Principal Amount as of the date hereof: \$3,287,689.88 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 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: A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE

NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF E 44TH AVE. FREEWAY, WHICH IS 805.0 FEET NORTH AND 407.2 FEET EAST OF THE CENTER OF SAID SECTION 20; THENCE NORTH 89°47'30" EAST, ALONG THE NORTH LINE OF E. 44TH AVE. FREEWAY, A DISTANCE OF 800.0 FEET; THENCE NORTH, AT AN ANGLE OF 90°12'30" TO THE DESCRIBED COURSE, A DISTANCE OF 46.18 FEET TO A POINT 8.5 FEET SOUTHERLY FROM AND MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY'S SPUR TRACK, EXTENDED SOUTHEASTERLY, THENCE NORTH 74°33' WEST, A DISTANCE OF 304.03 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 421.32 FEET, A DISTANCE OF 128.43 FEET TO A POINT OF TANGENT, (THE LONG CHORD OF WHICH CURVE BEARS NORTH 65°49' WEST, A DISTANCE OF 127.95 FEET); THENCE NORTH 57°05' WEST, A DISTANCE OF 25.97 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 334.61 FEET, A DISTANCE OF 192.85 FEET TO A POINT OF TANGENT (THE LONG CHORD OF WHICH CURVE BEARS NORTH 73°35'30" WEST, A DISTANCE OF 190.16 FEET); THENCE SOUTH 89°54' WEST, A DISTANCE OF 186.93 FEET; THENCE SOUTH 0°12'30" EAST, A DISTANCE OF 250.0 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 6701 STAPLETON DRIVE N, 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 February 20, 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: 12/27/2024 Last Publication: 1/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/03/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: SNELL & WILMER, LLP Denver Registration #: 58090 JAMES SNOW, 1200 SEVENTEENTH STREET, SUITE 1900, DENVER, CO 80202 Phone #: (303) 634-2000 Fax #: (303) 634-2020 Attorney File #: 6701 STAPLETON DRIVE N

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000433 To Whom It May Concern: On 10/29/2024 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: AMY BREEZE COOPER AND JONATHAN M. COOPER, A MARRIED COUPLE AS TO PARCEL 1, AND AMY A. BREEZE AS TO PARCEL 2 Original Beneficiary: WORLD BUSINESS LENDERS, LLC Current Holder of Evidence of Debt: WBL SPO I, LLC Date of Deed of Trust (DOT): 9/01/2022 Recorded Date of DOT: 9/06/2022 Reception No. of DOT: 2022116795 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$675,000.00 Outstanding Principal Amount as of the date hereof: \$675,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE PROPERTY IS ALL OF THE PROPERTY ENCUMBERED BY SAID DEED OF TRUST AND IS DESCRIBED AS:

PARCEL 1 (02191-27-008-000) 4428 PERRY ST:

LOTS 10 AND 11, BLOCK 17 FIRST ADDITION TO BERKELEY, SECOND FILING, CITY AND COUNTY OF DENVER, COLORADO.

PARCEL 2 (02276-26-011-000) 819 27TH ST:

THE REAR OR NORTHWESTERLY 1/5TH OF LOTS LOTS 17 AND 18 AND THE SOUTHWESTERLY 1/2 OF LOT 19, BLOCK 8, PARTLY IN ADALES ADDITION TO DENVER AND PARTLY IN THE HUNTER ADDITION TO DENVER, CITY AND COUNTY OF DENVER, COLORADO. Which has the address of 4428 PERRY STREET, DENVER, CO 80212

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 27, 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: 1/03/2025 Last Publication: 1/31/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/10/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO23201

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000457 To Whom It May Concern: On 10/29/2024 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: NATALIE A FIORE and WELDON L GUILLORY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: GUILD MORTGAGE COMPANY LLC Date of Deed of Trust (DOT): 7/25/2019 Recorded Date of DOT: 7/29/2019 Reception No. of DOT: 2019097508 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$373,013.00 Outstanding Principal Amount as of the date hereof: \$337,347.98 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 12, BLOCK 4, GREEN VALLEY RANCH FILING NO. 70, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 20054 E 48TH DR, 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 27, 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: 1/03/2025 Last Publication: 1/31/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/10/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-24-999521-LL

PUBLIC NOTICE DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000468 To Whom It May Concern: On 11/06/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CHRISTOPHER A. DIMARCO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 9/07/2022 Recorded Date of DOT: 9/12/2022 Reception No. of DOT: 2022119688 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$299,475.00 Outstanding Principal Amount as of the date hereof: \$293,271.08 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 1301 SPEER BLVD #310, DENVER, CO 80204-2556 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 March 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: 1/10/2025 Last Publication: 2/07/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/17/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 24CO00463-1

EXHIBIT A

CONDOMINIUM UNIT 310, AND PARKING UNIT P2-8, THE DENVER TOWER CONDOMINIUMS, ACCORDING TO THE MAP THEREOF RECORDED ON JUNE 18, 2001 AT RECEPTION NO. 2001100084, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AND AS DEFINED AND DESCRIBED IN THE DENVER TOWER CONDOMINIUMS DECLARATION RECORDED ON JUNE 18, 2001 AT RECEPTION NO. 2001100085, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000458 To Whom It May Concern: On 10/29/2024 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 COE and AMANDA COE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 10/18/2021 Recorded Date of DOT: 11/02/2021 Reception No. of DOT: 2021204366 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$267,046.00 Outstanding Principal Amount as of the date hereof: \$252,167.68 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 1, BLOCK 15, BEAR VALLEY WEST, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2723 S SAULSBURY ST, DENVER, CO 80227 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 27, 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: 1/03/2025 Last Publication: 1/31/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/10/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO22910

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000426 To Whom It May Concern: On 10/14/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARK SWANSON Original Beneficiary: CHASE BANK USA, N.A. Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 4/05/2007 Recorded Date of DOT: 4/10/2007 Reception No. of DOT: 2007058023 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$231,300.00 Outstanding Principal Amount as of the date hereof: \$261,662.50 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 10, BLOCK 1, EL RANCHO ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1573 S DEXTER WAY, DENVER, CO 80201-0000

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 13, 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: 12/20/2024 Last Publication: 1/17/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/26/2024 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 #: CO10303

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000451 To Whom It May Concern: On 10/24/2024 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: SETH T DIRSCHELL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 7/06/2021 Recorded Date of DOT: 7/07/2021 Reception No. of DOT: 2021128082 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$223,250.00 Outstanding Principal Amount as of the date hereof: \$209,839.06 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 4899 S DUDLEY ST APT H4, LITTLETON, COLORADO 80123

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 20, 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: 12/27/2024 Last Publication: 1/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/03/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: 24CO00487-1

Exhibit A

Condominium Unit 4, in Condominium Building H, Chestnut Condominiums, according to the Condominium Map No. 3, recorded September 1, 1983 in Condominium Book 24 at Pages 96 to 102 in the records of the Clerk and Recorder of the City and County of Denver, Colorado, and as defined and described in the Condominium Declaration for Chestnut Condominiums, recorded March 17, 1983 in Book 2768, at Page 107, and First Amendment thereto recorded March 25, 1983 in Book 2775 at Page 421 and Third Annexation thereto recorded September 1, 1983 in Book 2897 at Page 600, City and County of Denver, State of Colorado.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000473 To Whom It May Concern: On 11/06/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOSHUA TRINIDAD and ERIN M. BUSTAMANTE-TRINIDAD Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NOVUS HOME MORTGAGE, A DIVISION OF IXONIA BANK, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 8/01/2023 Recorded Date of DOT: 8/11/2023 Reception No. of DOT: 2023077296 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$686,339.00 Outstanding Principal Amount as of the date hereof: \$682,232.68 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS

DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 7 AND THE SOUTH 1/2 OF LOT 6, RESUBDIVISION OF A PORTION OF BLOCK 28, WYMAN'S ADDITION, BLOCK 1, FARNUMS ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1465 JOSEPHINE ST, DENVER, CO 80206-2212

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 March 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: 1/10/2025 Last Publication: 2/07/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/17/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO23927

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000465 To Whom It May Concern: On 11/05/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: GERALD H. DUCHENE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 11/16/2017 Recorded Date of DOT: 11/16/2017 Reception No. of DOT: 2017150482 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$127,300.00 Outstanding Principal Amount as of the date hereof: \$78,995.79 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: CONDOMINIUM UNIT NO. 805, HAMPDEN EAST CONDOMINIUMS, PHASE III, IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED NOVEMBER 25, 1981 IN BOOK 2490 AT PAGE 190, AND AMENDMENT THERETO RECORDED JANUARY 11, 1983 IN BOOK 2725 AT PAGE 259, AND MAP RECORDED ON NOVEMBER 25, 1981, IN BOOK 20 AT PAGE 48, OF THE CITY AND COUNTY OF DENVER RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 8060 E GIRARD AVE #805, 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 March 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: 1/10/2025 Last Publication: 2/07/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/17/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO23877

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000423 To Whom It May Concern: On 10/15/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JULIE R. MAIN and GERARD MARTIN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FIELDSTONE MORTGAGE COMPANY Current Holder of Evidence of Debt: HSBC BANK, USA, NATIONAL ASSOCIATION, AS

INDENTURE TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST, SERIES 2004-3 Date of Deed of Trust (DOT): 5/24/2004 Recorded Date of DOT: 6/21/2004 Reception No. of DOT: 2004130032 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$144,000.00 Outstanding Principal Amount as of the date hereof: \$98,082.77 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 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 9005 EAST NASSAU AVENUE, 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 February 13, 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: 12/20/2024 Last Publication: 1/17/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/26/2024 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 #: 00000010269777

LEGAL DESCRIPTION

AN UNDIVIDED 1/280 INTEREST IN CHERRY CREEK TOWNHOUSES, (SECOND FILING), ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1964 IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO AS RECEPTION NO. 938729, EXCEPT ANY AIR SPACE ABOVE SUCH PROPERTY OTHER THAN THAT SPECIFICALLY CONVEYED HEREIN; ALSO ALL OF THAT SPACE OR AREA WHICH LIES WITHIN THE INSIDE WALLS, FIRST FLOOR AND CEILING OF THE SECOND FLOOR OF CONDOMINIUM UNIT NO. 419, BUILDING NO. 63 AS SHOWN ON THE "CONDOMINIUM PLAT" OF CHERRY CREEK TOWNHOUSES CORP., RECORDED NOVEMBER 27, 1964 IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO AS RECEPTION NO. 939194 HEREINAFTER REFERRED TO AS THE "CONDOMINIUM PLAT", TOGETHER WITH EVERYTHING NOW OR HEREAFTER LOCATED IN SAID AREA;

ALSO

AN UNDIVIDED 1/6TH INTEREST IN AND TO BUILDING NO. 63 AS SHOWN ON THE CONDOMINIUM PLAT; TOGETHER WITH:

1. THE EXCLUSIVE RIGHT TO USE AND OCCUPY PATIO AREA NO. 419 P AS SHOWN ON THE "CONDOMINIUM PLAT" TOGETHER WITH THE RIGHT TO USE THE AIR SPACE OVER SUCH AREA.
2. THE EXCLUSIVE RIGHT TO USE AND OCCUPY CARPORT NO. 419 C AS SHOWN ON THE "CONDOMINIUM PLAT".
3. THE EXCLUSIVE RIGHT TO USE AND OCCUPY AIR SPACE IN THE ATTIC OF CONDOMINIUM UNIT NO. 419 OF BUILDING NO. 63 AS SHOWN ON THE "CONDOMINIUM PLAT".
4. THE RIGHT TO USE COMMON ELEMENTS IN COMMON WITH OTHERS.

CITY AND COUNTY OF DENVER, STATE OF COLORADO

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000427 To Whom It May Concern: On 10/15/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: TROY ADAM DUFFIE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING LLC Date of Deed of Trust (DOT): 3/24/2021 Recorded Date of DOT: 3/30/2021 Reception No. of DOT: 2021057743 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$306,000.00 Outstanding Principal Amount as of the date hereof: \$297,647.27 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 16174 E 47TH DR, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 13, 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: 12/20/2024 Last Publication: 1/17/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/26/2024 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 #: 23CO00460-5

Legal Description

A Parcel of land being a portion of Lot 8, Block 17, Denver Connection West Filing No. 1 as recorded Under Reception No. 2016106834 in the records of the City and County of Denver Clerk and recorders Office, Located in the North One-Half of Section 20, Township 3 South, Range 66 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows: Commencing at the northwest corner of said Lot 8 whence the Northeast Corner of said Lot 8 bears North 89°22'37" East with all bearings hereon relative thereto; Thence North 89°22'37" East along the north line of said Lot 8 A Distance Of 70.67 feet to the true point of beginning; thence continuing along said north line, North 89°22'37" East a distance of 20.00 feet; Thence Departing said North Line, South 00°37'04" East a distance of 75.00 feet to a point on the South Line of said Lot 8; Thence along said South Line, South 89°22'37" West, a Distance of 20.00 feet; Thence Departing said South Line, North 00°37'04" West, a distance of 75.00 feet to the point of beginning. City and County of Denver, State of Colorado.

**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 #
2009 MERCEDES-BENZ C300	250206
2005 HYUNDAI ELANTRA	132868
2008 TOYOTA AVALON	254489
2007 FORD EXPEDITION	A91474
2017 AUDI A4	033605
2001 PALOMINO POPUP TRAILER	084367
2013 MAZDA 6	M10235
2007 MERCURY MILAN	621479
1993 FORD RANGER	A84369
2013 FORD EXPLORER	B14710
2018 FORD MUSTANG	118649
2008 FORD TAURUS	170084
2003 FORD TAURUS	192147
1993 TOYOTA COROLLA	090513
2001 FORD FOCUS	170529
2008 NISSAN SENTRA	633263
2004 PONTIAC BONNEVILLE	169957
2009 MITSUBISHI GALANT	017893
2006 JEEP LIBERTY	140842
1998 SAAB 900 SE	002682
2016 NISSAN NV200	692546
2013 BMW 750LI	140926
2002 NISSAN XTERRA	579978
2019 HYUNDAI ELANTRA	477291
2007 FORD ECONOLINE	A09497
2007 JEEP WRANGLER	164822
2006 HYUNDAI SONATA	104811
2004 LINCOLN LS	611104
2005 HONDA PILOT	546423
1998 FORD TAURUS	192042

2002 NISSAN MAXIMA	424339	
2017 HYUNDAI SONATA	480057	
2002 CADILLAC ESCALADE	213073	
2010 SUBARU IMPREZA	824807	
2007 SUBARU IMPREZA	514460	
1996 FORD RANGER	A99131	
2006 HARLEY DAVIDSON FLHTCI	672053	
2004 FORD EXPLORER	A51617	
2005 HONDA ACCORD	008866	
2013 BMW 328I	593030	
2003 HONDA ACCORD	089467	
1993 CHEVROLET CORVETTE	113442	
2010 HONDA CIVIC	082151	
2000 MITSUBISHI ECLIPSE	162377	
2010 FORD EXPLORER	B15634	
2010 HYUNDAI SONATA	612589	
2001 HONDA CR-V	004468	
1996 CHEVROLET ASTRO VAN	121681	
2002 FORD ESCAPE	D80458	
2008 SUZUKI FORENZA	924660	
1996 SUBARU LEGACY	310584	
2016 TEXAS PRIDE GOOSENECK TRAILER	624452	
2010 CHEVROLET EQUINOX	324087	
1999 FORD F350	E16538	
2003 LINCOLN TOWN CAR	678642	
2002 LEXUS RX 300	282604	
2005 CHEVROLET EQUINOX	042906	
2014 SUBARU LEGACY	015737	
1997 CHEVROLET S10	151966	
2015 JEEP CHEROKEE	634250	

Date of Publication: January 17, 2025

Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at **A-A TOWING, INC.** abandoned vehicle sale: Address: 314 S. Santa Fe Ave., Fountain, CO 80817, Phone: (719) 382-7741.

YEAR/MAKE/MODEL	VIN
2011 TOYOTA SCION 4DR WGN	129292
2015 HYUNDAI VELOSTER 3 DR CP	233844
1995 CHEVY S10 PU	155045
1968 PLYMOUTH BARACUDA 2DR	384341
2002 JAGUAR 4DR SD	C30995
2008 TOYOTA SCION HB	045535

Date of Publication: January 17, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000484 To Whom It May Concern: On 11/14/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: IVORY LEE COLLETT, SHELLEY C COLLETT and MAURICE K COLLETT 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): 8/18/2018 Recorded Date of DOT: 8/23/2018 Reception No. of DOT: 2018106926 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$441,849.00 Outstanding Principal Amount as of the date hereof: \$318,505.90 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 9 AND 10, BLOCK 2, OAKLAND, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3660 IVANHOE 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 March 13, 2025, Online at <https://www.denver.realeforeclose.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: 1/17/2025 Last Publication: 2/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/24/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-030433

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000477 To Whom It May Concern: On 11/13/2024 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: QUANTUM COMMUNITY DEVELOPMENT CORPORATION Original Beneficiary: PFG FUND V, LLC Current Holder of Evidence of Debt: PFG FUND V, LLC Date of Deed of Trust (DOT): 4/26/2024 Recorded Date of DOT: 4/29/2024 Reception No. of DOT: 2024038161 DOT Recorded in Denver County.

Original Principal Amount of Evidence of Debt: \$683,900.00 Outstanding Principal Amount as of the date hereof: \$683,900.00 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: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST AS FOLLOWS: FAILURE TO MAKE PAYMENTS AS REQUIRED BY THE TERMS OF THE COMMERCIAL PROMISSORY 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: THE EASTERLY 85.50 FEET OF LOTS 26 TO 29 INCLUSIVE, BLOCK 5, ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 4709 RACE STREET, DENVER, CO 80216

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 13, 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: 1/17/2025 Last Publication: 2/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/24/2024 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: MURR SILER ECKELS DELANEY, PC Denver Registration #: 14427 JOSEPH A MURR, 1999 BROADWAY, SUITE 3100, DENVER, CO 80202 Phone #: (303) 534-2277 Attorney File #: 4709 RACE STREET

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000483 To Whom It May Concern: On 11/14/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JAMILA HATCHETT Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITYWIDE HOME LOANS, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 8/18/2017 Recorded Date of DOT: 8/28/2017 Reception No. of DOT: 2017113499 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$300,457.00 Outstanding Principal Amount as of the date hereof: \$228,625.52 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 14, BLOCK 3, MONTBELLO NO. 18, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4954 URSULA STREET, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 13, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the

Intermountain Jewish News

Legal Notices, January 17, 2025

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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: 1/17/2025 Last Publication: 2/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/24/2024 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 #: 22-026674