

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000542 To Whom It May Concern: On 12/17/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: WARREN HARRIS III Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 3/12/2021 Recorded Date of DOT: 3/16/2021 Reception No. of DOT: 2021047461 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$250,381.00 Outstanding Principal Amount as of the date hereof: \$229,485.57 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 THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 5255 MEMPHIS STREET 121, 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 April 17, 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: 2/21/2025 Last Publication: 3/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/28/2025 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 #: 24-032290

LEGAL DESCRIPTION

Condominium Unit 121, Building No. 1, the Trails at Parkfield Lake, as defined and described in the Condominium Declaration of the Trails at Parkfield Lake, Recorded August 12, 2002 at Reception No. 2002139960, in the Office of the Clerk and Recorder of the City and County of Denver, and according to the Condominium Map of the Trails at Parkfield Lake, recorded July 2, 2003 at Reception No. 2003132759 in said records, together with the Exclusive Right to use Parking Space No. 121 and 121A, City and County of Denver, State of Colorado.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000524 To Whom It May Concern: On 12/09/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SARAH E. BOLDEN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR QUICKEN LOANS INC. Current Holder of Evidence of Debt: BMO BANK N.A. Date of Deed of Trust (DOT): 2/01/2017 Recorded Date of DOT: 2/07/2017 Reception No. of DOT: 2017016189 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$200,000.00 Outstanding Principal Amount as of the date hereof: \$186,814.11 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 67 AND 68, BLOCK 2, BURNS HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2665 PONTIAC ST, DENVER, CO 80207-2920

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 April 10, 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: 2/14/2025 Last Publication: 3/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/22/2025 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 #: 24CO00173-2

Public Notice for vehicles to be sold by Majestic Towing

Year/Make/Model	Vin #
2007 Ford Edge -	A79177
2016 Hyundai Elantra -	321942
1978 Ford Mustang -	122005
2017 Jeep Compass -	126303

Majestic Towing

POBox 33143

Denver, CO80233

720-775-2702

Date of Publication: February 21, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000526 To Whom It May Concern: On 12/09/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: RONALD W. MARSHALL JR A/K/A RONALD WAYNE MARSHALL, JR. Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR OCEANSIDE MORTGAGE COMPANY Current Holder of Evidence of Debt: BANK UNITED N.A. Date of Deed of Trust (DOT): 10/27/2017 Recorded Date of DOT: 11/02/2017 Reception No.of DOT: 2017144318 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$280,560.00 Outstanding Principal Amount as of the date hereof: \$251,113.48 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 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 601 W 11TH AVE UNIT 1102, 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 April 10, 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: 2/14/2025 Last Publication: 3/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/22/2025 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 #: 00000010308633

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF CO, AND IS DESCRIBED AS FOLLOWS:

UNIT 1102, PARKWAY CONDOMINIUMS I, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION FOR PARKWAY CONDOMINIUMS I RECORDED ON AUGUST 16, 2002 AT RECEPTION NO. 2002143096 AND THE CONDOMINIUM MAP FOR PARKWAY CONDOMINIUMS I RECORDED ON AUGUST 16, 2002 AT RECEPTION NO. 2002143097 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

TOGETHER WITH PARKING/GARAGE UNIT NO. P072 AND G017, PARKWAY CONDOMINIUMS I, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION FOR PARKWAY CONDOMINIUMS I RECORDED ON AUGUST 16, 2002 AT RECEPTION NO. 2002143096 AND AS SHOWN ON THE CONDOMINIUM MAP FOR

PARKWAY CONDOMINIUMS I RECORDED ON AUGUST 16, 2002 AT RECEPTION NO. 2002143097, IN SAID RECORDS.

TOGETHER WITH BICYCLE STORAGE UNIT NO. B50, PARKWAY CONDOMINIUM I AMENDMENT NO. 2. IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION FOR PARKWAY CONDOMINIUMS I RECORDED ON AUGUST 16, 2002 AT RECEPTION NO. 2002143096 AND AS SHOWN ON THE CONDOMINIUM MAP FOR PARKWAY CONDOMINIUMS I, AMENDMENT 2 RECORDED ON DECEMBER 16, 2004 AT RECEPTION NO. 2004255464, IN SAID RECORDS, 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 #
1999 TOYOTA SIENNA	140853
2005 TOYOTA CAMRY	018013
2009 DODGE GRAND CARAVAN	548690
2006 HYUNDAI SONATA	066986
2006 HYUNDAI TIBURON	206698
2006 LEXUS IS350	006262
1982 PETERBILT CONVENTIONAL	153839
2007 DODGE GRAND CARAVAN	257791
2012 NISSAN JUKE	105603
1994 ISUZU NPR	010998
2002 FORD EXPEDITION	A83893
2017 TOYOTA CAMRY	293484
2024 HOMEMADE TRAILER	019476
2016 NISSAN ALTIMA	331064
2010 CHEVROLET AVEO	126795
2009 KIA SEDONA	276597
2013 FORD FUSION	311437
2008 FORD ESCAPE	A87473
2009 TOYOTA COROLLA	069843
2015 MAZDA 3	227394
2011 CHEVROLET CRUZE	245837
2004 TOYOTA COROLLA MATRIX	311452
2011 MITSUBISHI ENDEAVOR	031615
2012 VOLKSWAGEN JETTA	403978
2007 MAZDA B-SERIES	M03743
2010 AUDI A4	081434
2007 CADILLAC ESCALADE	175385
1999 JEEP GRAND CHEROKEE	520673
2013 BMW 328I	P23974
1997 HONDA CIVIC	044868
2004 TOYOTA HIGHLANDER	050464
2016 VOLKSWAGEN JETTA	236036
2001 JAGUAR S-TYPE	M12901
2004 CADILLAC ESCALADE	271027
2008 LEXUS RX 350	049907

Date of Publication: February 21, 2025

Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
Case No. 25CV94, Courtroom: 320**

Public Notice is given on 1/31/25 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver District** Court.

The Petition requests that the name of ELI ISRAEL MONSIVAIS be changed to ELI ISRAEL MALDONADO.

First Publication: February 21, 2025

Second Publication: February 28, 2025

Third Publication: March 7, 2025

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

Plaintiff: TOWNHOMES AT LEYDEN WALK HOMEOWNERS ASSOCIATION, a Colorado non-profit corporation

Defendants: JOSEPH SORIANO; STEVE ELLINGTON AS TREASURER FOR DENVER COUNTY; UNKNOWN TENANT(S) IN POSSESSION

Case Number: 2024CV031550

SHERIFF'S NOTICE OF SALE

Under a Judgment and Decree of Foreclosure entered on September 30, 2024, in the above-captioned action, I am ordered to sell certain real property as follows:

Original Lientee Joseph Soriano

Original Lienor Townhomes at Leyden Walk Homeowners Association, Inc.

Current Holder of the evidence of debt Townhomes at Leyden Walk Homeowners Association, Inc.

Date of Lien being foreclosed April 14, 2022

Date of Recording of Lien being foreclosed April 18, 2022

County of Recording Denver

Recording Information 2022052597

Original Principal Balance of the secured indebtedness \$2,540.00

Outstanding Principal Balance of the secured indebtedness as of the date hereof \$19,964.06

Amount of Judgment entered September 30, 2024 \$16,923.03

Description of property to be foreclosed:

Unit No. C, Townhomes at Leyden Walk, City and County of Denver, State of Colorado, according to the Condominium Map thereof recorded on October 15, 2007 at Reception No. 2007161097, and the Declaration of Condominium for the Townhomes at Leyden Walk, recorded on October 15, 2007 at Reception No. 2007161096, in the records of the Clerk and Recorder of the City and County of Denver, Colorado, as amended from time to time. City and County of Denver, State of Colorado.

Also known as: 786 S. Leyden Street, Denver, CO 80224.

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

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

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

NOTICE OF SALE

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10:00 o'clock A.M., on April 17th, 2025, on the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, CO 80202, sell to the highest and best bidder, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law. Bidders are required to have cash or certified funds to cover the highest bid by noon on the day of the sale. Certified funds are payable to the Registry of the Denver District Court.

NOTICE OF RIGHTS

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

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

Wendy E. Weigler #28419

Winzenburg, Leff, Purvis & Payne, LLP

350 Indiana Street, Suite 450

Golden, CO 80401

303-863-1870

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

Date: January 23, 2025.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

Attorneys for Plaintiff:

WINZENBURG, LEFF, PURVIS & PAYNE, LLP

Wendy E. Weigler, # 28419

Address: 350 Indiana Street, Suite 450

Golden, CO 80401

Phone Number: 303-863-1870

wweigler@wlpplaw.com

First Publication: February 21, 2025

Last Publication: March 21, 2025

Name of Publication: The Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C00109, Courtroom: 186

Public Notice is given on 2/7/25 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

SARAH ROBINSON VAN CLEVE be changed to

SARAH GLORIA VAN APPLE.

First Publication: February 14, 2025

Second Publication: February 21, 2025

Third Publication: February 28, 2025

Published: Intermountain Jewish News

**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 #
1996 SUBARU LEGACY OUTBACK	388157
1983 YAMAHA RX50	102088
2016 FREIGHTLINER CASCADIA	GX4700
2012 FORD FUSION	259120
2005 VOLKSWAGEN PASSAT	100152
2002 SUBARY LEGACY	637463
2004 LINCOLN AVIATOR	J23026

Date of Publication: February 21, 2025

Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2025PR30077
In the Matter of the Estate of
Howard Donald Hoffman, a/k/a, Henoch Dov Hoffman, 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 June 21, 2025, or the claims may be forever barred.

Sarilyn Horovitz
Personal Representative
694 South Flamingo Court
Glendale, Colorado 80246

MICHAEL L. GILBERT, Esq. Atty. Reg. #: 3296

Attorney for the Estatee

501 South Cherry Street, Suite 660

Glendale, CO 80246

Phone Number:303-320-4580

FAX Number: 303-320-0648

E-mail: mgilllaw@msn.com

First Publication: February 21, 2025

Second Publication: February 28, 2025

Third Publication: March 7, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000518 To Whom It May Concern: On 12/04/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: KAREN K. WORLEY and WALTER R. GREEN Original Beneficiary: WILMINGTON FINANCE, A DIVISION OF AIG FEDERAL SAVINGS BANK Current Holder of Evidence of Debt: THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-4 Date of Deed of Trust (DOT): 12/23/2004 Recorded Date of DOT: 1/19/2005 Reception No.of DOT: 2005011490 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$146,000.00 Outstanding Principal Amount as of the date hereof: \$68,577.34 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 2767 W. ILIFF AVE. #1, 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 April 3, 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: 2/07/2025 Last Publication: 3/07/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/14/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 28597 HEATHER DEERE, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO23572

Exhibit "A"

A PARCEL OF LAND BEING A PART OF LOT 16, BLOCK 19, EVANS PARK ESTATES, LYING IN THE SW1/4 OF THE NE1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION 29; THENCE EASTERLY ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 29, SAID LINE ALSO BEING THE CENTERLINE OF WEST ILIFF AVE., A DISTANCE OF 989.00 FEET; THENCE DEPARTING SAID CENTERLINE ON A DEFLECTION ANGLE TO THE LEFT 89° 47' 09" A DISTANCE OF 135.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE ON A DEFLECTION ANGLE TO THE LEFT 90° 12' 51" A DISTANCE OF 60.00 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90° 12' 51" A DISTANCE OF 88.19 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT 89° 27' 54" A DISTANCE OF 60.01 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT 90° 32' 02" A DISTANCE OF 88.52 FEET TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000546 To Whom It May Concern: On 12/20/2024 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: ALMA MIREYA HERNANDEZ and ARTURO HERNANDEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC. Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 12/23/2021 Recorded Date of DOT: 12/28/2021 Reception No. of DOT: 2021236027 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$417,302.00 Outstanding Principal Amount as of the date hereof: \$397,456.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 18, BLOCK 11, MONTBELLO NO. 32, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5275 CRYSTAL STREET, DENVER, CO 80239 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 17, 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: 2/21/2025 Last Publication: 3/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/28/2025 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 #: 00000010330348

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000493 To Whom It May Concern: On 11/20/2024 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: BILLY ARTIST STEWART, JR. and CHAE SUK MCINTYRE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR BANK OF THE WEST Current Holder of Evidence of Debt: BMO BANK N.A. Date of Deed of Trust (DOT): 2/21/2017 Recorded Date of DOT: 3/01/2017 Reception No. of DOT: 2017028415 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$150,000.00 Outstanding Principal Amount as of the date hereof: \$131,063.17 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR

REASONS INCLUDING, BUT NOT LIMITED TO, 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 4, BLOCK 8, PARKFIELD FILING NO. 6, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 15732 OLMSTED PLACE, 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 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: 1/24/2025 Last Publication: 2/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/31/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MESSNER REEVES LLP Denver Registration #: 33214 DEANNE R STODDEN, 1550 WEWATTA STREET, SUITE 710, DENVER, CO 80202 Phone #: (303) 623-4806 Fax #: 303-623-0552 Attorney File #: 8020.0135 / 24-000122-01

Public Notice for vehicles to be sold by REAL DEAL TOWING & RECOVERY

Year/Make/Model	Vin #
2013 Chevy Equinox	347589
2002 GMC Yukon	264190

Real Deal Towing & Recovery

2810 W. 62nd Ave., Lot #2

Denver, CO

720-462-0802

Date of Publication: February 21, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000544 To Whom It May Concern: On 12/18/2024 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: JANICE G WELLS AKA JANICE WELLS Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 4/08/2021 Recorded Date of DOT: 4/26/2021 Reception No. of DOT: 2021079001 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$47,038.00 Outstanding Principal Amount as of the date hereof: \$44,409.04 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 1, BLOCK 4, CHERRY CREEK MEADOWS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 9002 E AMHERST DR APT A, 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 April 17, 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: 2/21/2025 Last Publication: 3/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/28/2025 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 #: 00000010298784

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000537 To Whom It May Concern: On 12/13/2024 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: MATTHEW HALGRIMSON Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 4/09/2021 Recorded Date of DOT: 4/14/2021 Reception No. of DOT: 2021072601 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$548,000.00 Outstanding Principal Amount as of the date hereof: \$519,752.37 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 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 31 AND THE SOUTH 1/2 OF LOT 32, BLOCK 2, EXPOSITION ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 569 S SHERMAN ST, DENVER, COLORADO 80209

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 17, 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: 2/21/2025 Last Publication: 3/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/28/2025 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-24-1003027-LL

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
2002 Mini Cooper	D76175
2000 Fleetwood camper	272744
1978 Greatdivide trailer	257981
2003 Chevy Impala	386080
2010 Chevy Impala	104143
2009 Kymco Agility	001352
2013 Lincoln MKZ	826737
2011 Audi A4	028598
2011 Nissan Versa	049044
2018 Ford F150	C15419
2008 VW Passat	040511
2000 Dodge Durango	296042

Date of Publication: February 21, 2025
Published: Intermountain Jewish News

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN #
2005 BUICK LES	193066
2013 FORD EDGE	E18617
2014 FORD F150	F46310
2006 TOYOTA CAMRY	083201
1996 HONDA ACCORD	299891

Date of Publication: February 21, 2025
Published: Intermountain Jewish News

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

District Court, Douglas County
Case No. 25PR030023, Division: COC

In the Matter of the Estate of

Mary Alice Kemper a/k/a Mary A. Kemper a/k/a Mary Kemper a/k/a Mary Alice Kerr a/k/a Mary Alice Hillman a/k/a Molly A. Kerr a/k/a Molly A. Hillman a/k/a Molly A. Kemper a/k/a Molly Kerr a/k/a Molly Hillman a/k/a Molly Kemper a/k/a Mary Kerr a/k/a Mary Hillman a/k/a M. A. Kerr a/k/a M. A. Hillman a/k/a M. A. Kemper a/k/a M. Alice Kerr a/k/a M. Alice Hillman a/k/a M. Alice Kemper, 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 June 20, 2025 or the claims may be forever barred.

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

First Publication: February 14, 2025

Second Publication: February 21, 2025

Third Publication: February 28, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000499 To Whom It May Concern: On 11/26/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CORY C. SOVA and DANA L. SOVA Original Beneficiary: MOJO PROPERTIES LLC Current Holder of Evidence of Debt: MOJO PROPERTIES LLC Date of Deed of Trust (DOT): 12/09/2013 Recorded Date of DOT: 12/10/2013 Reception No. of DOT: 2013175711 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$140,000.00 Outstanding Principal Amount as of the date hereof: \$125,827.85 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: VIOLATIONS INCLUDING, BUT NOT LIMITED TO, FAILURE TO MAKE FULL PAYMENT OF ALL PRINCIPAL, INTEREST AND OTHER CHARGES AT THE MATURITY DATE AS REQUIRED BY THE 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 2900 W 44TH AVE # 102, 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 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: 1/31/2025 Last Publication: 2/28/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/07/2025 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 #: 24-033548

LEGAL DESCRIPTION

CONDOMINIUM UNIT 102 OF THE TERRACES AT SIENA CONDOMINIUMS, IN ACCORDANCE WITH THE CONDOMINIUM MAP THEREOF RECORDED ON JUNE 25, 2008 AT RECEPTION NO. 2008087843, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND AS FURTHER DESCRIBED AND DEFINED WITHIN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE TERRACES AT SIENA CONDOMINIUMS, RECORDED ON JUNE 25, 2008 UNDER RECEPTION NO. 2008087842 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, TOGETHER WITH PARKING UNIT NO. 7 AS SHOWN ON THE CONDOMINIUM MAP, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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

District Court Probate Division, Adams County

Case Number: 2024PR30829

In the Matter of the Estate of

Mildred V. Haggart, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the Adams County Probate Court, on or before June 14, 2025, or the claims may be forever barred.

James Haggart
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 730
Denver CO 80202

John A.M. Ferguson Jr. #52363

Hold Fast Legal LLC

For James Haggart

1999 Broadway Ste 730

Denver CO 80202

303-285-1080

john.ferguson@holdfastlegal.com

First Publication: February 14, 2025

Second Publication: February 21, 2025

Third Publication: February 28, 2025

Published: Intermountain Jewish News

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

Denver Probate Court

Case Number: 2024PR30487

In the Matter of the Estate of

TIFFANY TAYLOR, 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 June 14, 2025, or the claims may be forever barred.

Shawnte Smith
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 730
Denver CO 80202

John A.M. Ferguson Jr. #52363

Hold Fast Legal LLC

For Shawnte Smith

1999 Broadway Ste 730

Denver CO 80202

303-285-1080

john.ferguson@holdfastlegal.com

First Publication: February 14, 2025

Second Publication: February 21, 2025

Third Publication: February 28, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000504 To Whom It May Concern: On 11/26/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DAVID MAES JR Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 2/08/2023 Recorded Date of DOT: 2/09/2023 Reception No. of DOT: 2023011693 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$510,482.00 Outstanding Principal Amount as of the date hereof: \$397,843.84 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 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 1039 E 26TH 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 March 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: 1/31/2025 Last Publication: 2/28/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/07/2025 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 #: 51088 RYAN BOURGEOIS, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Fax #: (303) 813-1107 Attorney File #: 00000010295517

LEGAL DESCRIPTION

LOT 7, ROSENFELD'S SUBDIVISION OF BLOCK 81, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER, AND THAT STRIP IN FISK'S ADDITION TO THE CITY OF DENVER LYING WEST OF DOWNING AVENUE AND EAST OF LOT 7, ROSENFELD'S SUBDIVISION OF BLOCK 81, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER; ALSO THAT PART OF LOT 2, CASE AND HAWES RESUBDIVISION OF ALL THAT PART OF CASE AND EBERT'S ADDITION TO THE CITY OF DENVER LYING SOUTHEAST OF BLOCK 80 AND NORTHEAST OF BLOCK 81, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 2 IN SAID CASE & HAWES RESUBDIVISION; THENCE NORTH ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 6.21 FEET TO THE EASTERLY EXTENDED SOUTH LINE OF THE ALLEY EXTENDING EAST AND WEST IN ROSENFELD'S SUBDIVISION OF BLOCK 81, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER; THENCE WEST ON THE EASTERLY EXTENDED SOUTH LINE OF SAID ALLEY 6.21 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 2; THENCE SOUTHEASTERLY ON THE SOUTHWESTERLY LINE 8.78 FEET TO THE POINT OF BEGINNING; ALSO THE NORTH 17.6 FEET TO THE SOUTH 66 FEET OF THE SIDE OF LOT B, 10 FEET IN WIDTH IN FISK'S ADDITION TO THE CITY OF DENVER LYING BETWEEN THE WEST LINE OF SAID FISK'S ADDITION TO THE CITY OF DENVER AND THE WEST LINE OF DOWNING STREET, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000513 To Whom It May Concern: On 12/02/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: PAUL D ENGSTROM Original Beneficiary: CREDIT UNION OF COLORADO Current Holder of Evidence of Debt: CREDIT UNION OF COLORADO Date of Deed of Trust (DOT): 11/20/2010 Recorded Date of DOT: 11/29/2010 Reception No. of DOT: 2010138303 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$152,300.00 Outstanding Principal Amount as of the date hereof: \$70,173.78 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE INSTALLMENT PAYMENTS OF PRINCIPAL, INTEREST, TAXES AND/OR INSURANCE AS PROVIDED FOR IN THE DEED OF TRUST AND NOTE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 1 EXCEPT THE NORTH 90 FEET OF SAID LOT, BLOCK 11 SOUTHLAWN GARDENS, CITY AND COUNTY OF DENVER STATE OF COLORADO Which has the address of 2570 SOUTH CLAY STREET, DENVER, COLORADO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 3, 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: 2/07/2025 Last Publication: 3/07/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/14/2025 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: HOLST & TEHRANI, LLP Denver Registration #: 44076 IMAN TEHRANI, PO BOX 298, 514 KIMBARK ST, LONGMONT, CO 80502-0298 Phone #: (303) 772-6666 Fax #: (303) 772-2822 Attorney File #: 2570 SOUTH CLAY STREET

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000517 To Whom It May Concern: On 12/06/2024 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: TAL PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF COLORADO Original Beneficiary: CIVIC FINANCIAL SERVICES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY Current Holder of Evidence of Debt: FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC Date of Deed of Trust

(DOT): 2/16/2023 Recorded Date of DOT: 2/21/2023 Reception No. of DOT: 2023014343 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$437,625.00 Outstanding Principal Amount as of the date hereof: \$326,250.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 1 AND 2, BLOCK 1, BURNS EAST COLFAX ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1694 NORTH ULSTER 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 April 3, 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: 2/07/2025 Last Publication: 3/07/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/14/2025 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-24-1000032-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000521 To Whom It May Concern: On 12/05/2024 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: KAREN L. DONAHO and EDWARD G. DONAHO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FULL SPECTRUM LENDING, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 11/25/2002 Recorded Date of DOT: 12/06/2002 Reception No. of DOT: 2002232534 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$166,400.00 Outstanding Principal Amount as of the date hereof: \$156,709.62 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY AND COUNTY OF DENVER AND STATE OF COLORADO BEING KNOWN AS LOT 14, BLOCK 37, CENTENNIAL ACRES, FIFTH FILING. Which has the address of 3320 WEST SARATOGA AVENUE, ENGLEWOOD, CO 80110

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 April 3, 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: 2/07/2025 Last Publication: 3/07/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/14/2025 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 #: 81186

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000519 To Whom It May Concern: On 12/04/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below

to be recorded in Denver County. Original Grantor: TONI R. REED Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CAPITAL ACCESS MORTGAGE, INC. Current Holder of Evidence of Debt: CITIGROUP MORTGAGE LOAN TRUST 2021-A Date of Deed of Trust (DOT): 10/28/2002 Recorded Date of DOT: 11/20/2002 Reception No. of DOT: 2002219295 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$221,000.00 Outstanding Principal Amount as of the date hereof: \$136,126.87 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: LOT 1, BLOCK 1, GREEN VALLEY RANCH FILING NO. 25, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4705 IRAN STREET, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 3, 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: 2/07/2025 Last Publication: 3/07/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/14/2025 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 #: 00000010259349

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000491 To Whom It May Concern: On 11/19/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LORI BUDZIAK Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NOVA FINANCIAL & INVESTMENT CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 7/19/2018 Recorded Date of DOT: 7/24/2018 Reception No. of DOT: 2018090964 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$319,113.00 Outstanding Principal Amount as of the date hereof: \$288,357.66 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 36, BLOCK 2, VALLEY STATION FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4356 SABLE 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 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: 1/24/2025 Last Publication: 2/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/31/2024 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 #: 22-028455

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000520 To Whom It May Concern: On 12/04/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: RYAN LOOMIS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LAKEVIEW LOAN SERVICING, LLC Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 12/11/2020 Recorded Date of DOT: 12/15/2020 Reception No. of DOT: 2020210820 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$361,334.00 Outstanding Principal Amount as of the date hereof: \$336,277.66 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 11, BLOCK 4, GREEN VALLEY RANCH FILING NO. 8, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4302 NEPAL ST, 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 April 3, 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: 2/07/2025 Last Publication: 3/07/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/14/2025 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 #: 00000010311595

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000543 To Whom It May Concern: On 12/17/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: GILBERTO RODRIGUEZ IBOA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 1/14/2016 Recorded Date of DOT: 1/14/2016 Reception No. of DOT: 2016004996 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$241,221.00 Outstanding Principal Amount as of the date hereof: \$200,847.06 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 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 5, BLOCK 5, GREEN VALLEY RANCH FILING NO. 47, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 21387 EAST 55TH PLACE, DENVER, COLORADO 80249

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 17, 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: 2/21/2025 Last Publication: 3/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/28/2025 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-24-1003900-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000476 To Whom It May Concern: On 11/19/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARKET CENTER INVESTORS LLC Original Beneficiary: VOYA INVESTMENT MANAGEMENT LLC Current Holder of Evidence of Debt: OCONEE REAL ESTATE HOLDINGS XI-MARKET CENTER LLC Date of Deed of Trust (DOT): 6/28/2022 Recorded Date of DOT: 6/29/2022 Reception No.of DOT: 2022087576 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$27,110,000.00 Outstanding Principal Amount as of the date hereof: \$22,900,042.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: GRANTOR FAILED TO MAKE PAYMENTS ON SAID INDEBTEDNESS WHEN THE PAYMENTS WERE DUE AND OWING. 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 1624-1660 MARKET STREET, DENVER, COLORADO 80202

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 20, 2025, Online at <https://www.denver.realestateclose.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.realestateclose.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: 1/24/2025 Last Publication: 2/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/31/2024 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: POLSINELLI Denver Registration #: 34012 WILLIAM R MEYER, 1401 LAWRENCE STREET, SUITE 2300, DENVER, CO 80202 Phone #: (303) 572-9300 Attorney File #: 1624-1660 MARKET STREET

Lots 1 through 10, inclusive, Block 47, EAST DENVER, City and County of Denver, State of Colorado.

FOR INFORMATIONAL PURPOSES ONLY: Property Address: 1624-1660 Market Street Denver, Colorado 80202

Public Notice for vehicles to be sold by BEAR ENTERPRISE TOWING

Year/Make/Model	Vin #
2010 Subaru Forester	804460

Bear Enterprise Towing

PUC: T-03984

Phone: 720-276-9412

Date of Publication: February 21, 2025

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2025PR30069, Division: 3

In the Matter of the Estate of

MATHILDE BERMAN aka MATHILDE D. BERMAN, 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 June 21, 2025 or the claims may be forever barred.

Wayne Gardenswartz
Personal Representative
c/o Steven M. Weiser, Esq.
Foster Graham Milstein & Calisher, LLP
360 S. Garfield St., 6th Floor
Denver, Colorado 80209
(303) 333-9810

STEVEN M. WEISER, Esq. Atty. Reg. #: 27535

Attorney for the Personal Representative

Foster Graham Milstein & Calisher, LLP

360 S. Garfield St., 6th Floor

Denver, Colorado 80209

Phone Number: 303-333-9810

FAX Number: 303-333-9786

E-mail: sweiser@fostergraham.com

First Publication: February 21, 2025

Second Publication: February 28, 2025

Third Publication: March 7, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000541 To Whom It May Concern: On 12/17/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MATTHEW EARL CLAUSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN LIBERTY MORTGAGE INC, ITS SUCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 10/31/2016 Recorded Date of DOT: 11/03/2016 Reception No.of DOT: 2016154151 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$333,841.00 Outstanding Principal Amount as of the date hereof: \$206,689.63 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 5040 S STUART COURT, DENVER, CO 80123 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 17, 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: 2/21/2025 Last Publication: 3/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/28/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L. BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-033634

LEGAL DESCRIPTION

ALL THAT PART OF LOTS 8 AND 9, BLOCK 31, CENTENNIAL ESTATES, THIRD FILING, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT 9 WHICH POINT IS 38.08 FEET SOUTHERLY FROM THE NORTHEASTERLY CORNER OF SAID LOT 9 AS MEASURED ALONG THE EASTERLY OF SAID LOT 9; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 9, A DISTANCE OF 6.92 FEET; THENCE CONTINUING SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 9, ON AN ANGLE TO THE LEFT OF 3 DEGREES 37 MINUTES 40 SECONDS, A DISTANCE OF 88.90 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID 8, A DISTANCE OF 60.73 FEET TO A POINT 113.22 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER THEREOF; THENCE NORTHWESTERLY IN A STRAIGHT LINE, A DISTANCE OF 173.57 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 8, WHICH POINT IS 26.43 FEET NORTHEASTERLY OF THE NORTHWEST CORNER OF SAID LOT 8; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOTS 8 AND 9, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50 FEET, A DISTANCE OF 51.68 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 9; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 9, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 183.59 FEET A DISTANCE OF 19.56 FEET TO A POINT 38.95 FEET SOUTHWESTERLY OF THE NORTHWEST CORNER OF SAID LOT 9 AS MEASURED ALONG THE WESTERLY LINE THEREOF; THENCE SOUTHEASTERLY BEING RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 184.92 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C00108, Courtroom: 186

Public Notice is given on 2/7/25 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 benjamin charles applebaum-bauch be changed to benjamin charles van apple.

First Publication: February 14, 2025

Second Publication: February 21, 2025

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
2007 HONDA CIVIC	017523
1997 DODGE RAM 1500	617935
2006 AUDI A3	189351
2000 HONDA ACCORD	110605

Date of Publication: February 21, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000497 To Whom It May Concern: On 11/21/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: WILLIAM M. PLACHTE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FINANCE OF AMERICA REVERSE LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC Date of Deed of Trust (DOT): 11/05/2020 Recorded Date of DOT: 11/12/2020 Reception No. of DOT: 2020188552 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$484,500.00 Outstanding Principal Amount as of the date hereof: \$198,627.77 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED HOLDER, THROUGH ITS ATTORNEYS, GIVES NOTICE AND DECLARES THAT THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 9273 E NASSAU AVE #292, 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 March 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: 1/24/2025 Last Publication: 2/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/31/2024 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 #: 24-033487

LEGAL DESCRIPTION

ALL THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE CITY AND COUNTY OF DENVER AND STATE OF COLORADO, DESCRIBED AS FOLLOWS:

AN UNDIVIDED 1/280 INTEREST IN CHERRY CREEK TOWNHOUSES, 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, WHICH PLAT BEARS THE TITLE "CHERRY CREEK TOWNHOUSES-(SECOND FILING)" EXCEPT ANY AIR SPACE ABOVE SUCH PROPERTY OTHER THAN THAT SPECIFICALLY CONVEYED HEREIN; ALSO ALL OF THAT SPACE OR AREA WHICH LIES WITHIN THE INSIDER WALLS, FIRST FLOOR AND CEILING OF THE SECOND FLOOR OF CONDOMINIUM UNIT NO. 292, BUILDING NO. 43, AS SHOWN ON THE "AMENDED CONDOMINIUM PLAT" OF CHERRY CREEK TOWNHOUSES-(SECOND FILING) RECORDED FEBRUARY 24, 1968 IN CONDOMINIUM PLAT BOOK 1 AT PAGE 39, AS RECEPTION NO. 03839 HEREINAFTER REFERRED TO AS THE "CONDOMINIUM PLAT", TOGETHER WITH EVERYTHING NOW OR HEREAFTER LOCATED IN SAID AREA; ALSO AN UNDIVIDED 1/9 INTEREST IN AND TO BUILDING NO. 43, AS SHOWN ON THE "AMENDED CONDOMINIUM PLAT"; TOGETHER WITH:

1) THE EXCLUSIVE RIGHT TO USE AND OCCUPY PATIO AREA NO. 292P AS SHOWN ON THE "AMENDED CONDOMINIUM PLAT" TOGETHER WITH THE RIGHT TO USE THE AIR SPACE OVER SUCH AREA.

- 2) THE EXCLUSIVE RIGHT TO USE AND OCCUPY CARPORT NO. 292C, AS SHOWN ON THE "AMENDED CONDOMINIUM PLAT".
- 3) THE EXCLUSIVE RIGHT TO USE AND OCCUPY AIR SPACE IN THE ATTIC OF CONDOMINIUM UNIT NO 292 OF BUILDING NO. 43, AS SHOWN ON THE "AMENDED CONDOMINIUM PLAT".
- 4) THE RIGHT TO USE COMMON ELEMENTS IN COMMON WITH OTHERS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C00116, Courtroom: 186

Public Notice is given on 2/7/25 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
ANISH MITTAL be changed to
STEIGER NEILS BRYKE.

First Publication: February 14, 2025

Second Publication: February 21, 2025

Third Publication: February 28, 2025

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2025PR30159

In the Matter of the Estate of

Cassandra Raye Doherty also known as Cassandra R. Doherty, Cassandra Rae Doherty, Cassandra Doherty, Casi R. Doherty, Casi Doherty, Cassie R. Doherty, Cassie Doherty, Cassandra R. Johnson, Casi Johnson, Casi R. Johnson, Cassie R. Johnson, Cassandra Raye Johnson, Cassandra Rae Johnson, Casandra R. Doherty, Casandra Raye Doherty, Casandra Rae Doherty, Casandra Doherty, Casandra R. Johnson and Casandra Raye Johnson, 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 June 23, 2025, or the claims may be forever barred.

James P. Doherty
Personal Representative
7969 East Kenyon Ave
Denver, CO 80231

Steven R. Warden, Esq., Atty. Reg. #: 10744

Attorney for the Personal Representative

Steven R. Warden, LLC

1546 North Williams St., Suite 101

Denver, CO 80218

Phone Number: 303-329-3452

E-mail: swarden@swardenlaw.com

FAX Number: 877-615-8393

First Publication: February 21, 2025

Second Publication: February 28, 2025

Third Publication: March 7, 2025

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

Plaintiff: DAYTON GREEN, LTD. CONDOMINIUM OWNERS ASSOCIATION, a Colorado non-profit corporation

Defendants: DONALD E. FYMBO; USAA PROPERTY AND CASUALTY INSURANCE COMPANY; ROY D.

VOLZKE; STEVE ELLINGTON AS TREASURER FOR DENVER COUNTY; UNKNOWN TENANT(S) IN POSSESSION

Case Number: 2020CV033708

SHERIFF'S NOTICE OF SALE

Under a Judgment and Decree of Foreclosure entered on October 15, 2024 in the above-captioned action, I am ordered to sell certain real property as follows:

Original Lientee Donald E. Fymbo

Original Lienor Dayton Green, Ltd. Condominium Owners Association

Current Holder of the evidence of debt Dayton Green, Ltd. Condominium Owners Association

Date of Lien being foreclosed October 19, 2020

Date of Recording of Lien being foreclosed October 20, 2020

County of Recording Denver

Recording Information 2020172125

Original Principal Balance of the secured indebtedness \$202,471.40

Outstanding Principal Balance of the secured indebtedness as of the date hereof \$335,439.30

Amount of Judgment entered October 15, 2024 \$288,421.22

Description of property to be foreclosed:

Condominium Unit 1504, as shown on the Condominium Map for the Falls Condominium now known as Dayton Green LTD, Condominium, recorded in the records of the Clerk and Recorder of the City and County of Denver, Colorado on November 8, 1972 in Book 2 at Page 95, and as defined and described in the Condominium Declaration for the Falls Condominium, Now Known as Dayton Green LTD, Condominium, recorded on November 8, 1972 in Book 594 at Page 402, and as amended in instrument recorded June 22, 1973, In Book 718 at Page 128, and August 3, 1973 in Book 741 at Page 415, and amended March 22, 1991 under reception No. 0023192, Notice of Correction recorded February 24, 2000 at Reception No. 2000026147, City and County of Denver, State of Colorado. Also known as: 2525 S. Dayton Way, #1504, Denver, CO 80231.

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

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

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

NOTICE OF SALE

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10:00 o'clock A.M., on April 17th, 2025, on the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, CO 80202, sell to the highest and best bidder, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law. Bidders are required to have cash or certified funds to cover the highest bid by noon on the day of the sale. Certified funds are payable to the Registry of the Denver District Court.

NOTICE OF RIGHTS

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

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

Wendy E. Weigler, Esq.
Winzenburg, Leff, Purvis & Payne, LLP
350 Indiana Street, Suite 450
Golden, CO 80401
303-863-1870

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

Date: January 23, 2025.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

Attorneys for Plaintiff:

WINZENBURG, LEFF, PURVIS & PAYNE, LLP

Wendy E. Weigler, # 28419

Address: 350 Indiana Street, Suite 450

Golden, CO 80401

Phone Number: 303-863-1870

wweigler@wlpplaw.com

First Publication: February 21, 2025

Last Publication: March 21, 2025

Name of Publication: The Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000486 To Whom It May Concern: On 11/18/2024 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: DHE PROPERTIES LLC Original Beneficiary: ORANGE CAPITAL, LLC Current Holder of Evidence of Debt: ORANGE CAPITAL, LLC Date of Deed of Trust (DOT): 12/30/2021 Recorded Date of DOT: 1/05/2022 Reception No. of DOT: 2022001809 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$162,000.00 Outstanding Principal Amount as of the date hereof: \$162,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS THAT WERE VIOLATED UNDER THE DEBT, THE DEED OF TRUST, OR BOTH, ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED ARE AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: WOODSTREAM FALLS CONDOS U-261 BLDG-Q PRK-178 Which has the address of 9995 E HARVARD AVE #261, 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 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: 1/24/2025 Last Publication: 2/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/31/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BURNS WALL AND MUELLER PC Denver Registration #: 12217 ROBERT T. COSGROVE, BURNS, WALL AND MUELLER, P.C., 303 EAST 17TH AVENUE, SUITE 920, DENVER, COLORADO 80203-1299 Phone #: 303-830-7000 Attorney File #: 9995 E HARVARD #261

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000502 To Whom It May Concern: On 11/26/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: EARL BENJAMIN ROMBERGER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR FAIRPLAY INDEPENDENT MORTGAGE CORPORATION Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 11/01/2021 Recorded Date of DOT: 11/02/2021 Reception No. of DOT: 2021204338 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$225,000.00 Outstanding Principal Amount as of the date hereof: \$213,224.22 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 7665 E EASTMAN AVENUE UNIT B302, 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 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: 1/31/2025 Last Publication: 2/28/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/07/2025 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 #: 24CO00543-1

Exhibit A

Condominium Unit No. 302, Building No. B, Shadow Wood Condominiums, in accordance with the Amended and Restated Condominium Declaration recorded October 25, 2005 at Reception No. 2005180877, and Condominium Map recorded June 18, 1979 in Condominium Plat Book 12 at Page 24, and First Supplement to Condominium Map recorded September 12, 1980 in Condominium Plat Book 17 at Page 76, together with the exclusive right to use the following limited common elements, Parking Space 69, Storage Space B302, City and County of Denver, State of Colorado.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000531 To Whom It May Concern: On 12/11/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JENNIFER REBA THOMAIDIS and JAMES NICHOLAS THOMAIDIS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR MORTGAGE SOLUTIONS GROUP, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F Date of Deed of Trust (DOT): 4/10/2007 Recorded Date of DOT: 4/30/2007 Reception No. of DOT: 2007068802 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$355,050.00 Outstanding Principal Amount as of the date hereof: \$253,597.46 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 NORTHEASTERLY ONE-HALF OF LOT TWENTY-SIX (26) AND THE SOUTHWESTERLY ON-HALF OF LOT TWENTY-SEVEN (27), BLOCK TWO HUNDRED SEVENTEEN (217), CLEMENT'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2441 COURT PLACE, 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 April 10, 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: 2/14/2025 Last Publication: 3/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/22/2025 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-24-998024-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000528 To Whom It May Concern: On 12/10/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOSE ANGEL ROBLES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES Date of Deed of Trust (DOT): 5/27/2016 Recorded Date of DOT: 5/31/2016 Reception No.of DOT: 2016070556 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$294,566.00 Outstanding Principal Amount as of the date hereof: \$246,297.41 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 5, RESUBDIVISION OF BLOCK 6, CARLSON-MCCLELLAND-FREDERICS GREEN ACRES, FILING NO. 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1460 S TEJON ST, DENVER, CO 80223

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 10, 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: 2/14/2025 Last Publication: 3/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/22/2025 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 #: CO11795

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000507 To Whom It May Concern: On 11/27/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LENORA B. COLLINS and CATHY S. COLLINS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WINTRUST MORTGAGE CORPORATION Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 5/29/2009 Recorded Date of DOT: 6/11/2009 Reception No.of DOT: 2009072441 DOT Recorded in

Denver County. Original Principal Amount of Evidence of Debt: \$177,250.00 Outstanding Principal Amount as of the date hereof: \$133,035.34 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: LOT 9, BLOCK 6, SUNSET TERRACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4698 EAST COLORADO AVE, 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 March 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: 1/31/2025 Last Publication: 2/28/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/07/2025 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 #: 51088 RYAN BOURGEOIS, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Fax #: (303) 813-1107 Attorney File #: 00000010300168

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000487 To Whom It May Concern: On 11/18/2024 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: JUAN CARLOS ASCENCIO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC.DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 9/16/2019 Recorded Date of DOT: 9/17/2019 Reception No.of DOT: 2019126577 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$322,059.00 Outstanding Principal Amount as of the date hereof: \$293,835.06 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 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 23, BLOCK 3, CONCORD FILING NO. 5, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4690 ENID WAY, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 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: 1/24/2025 Last Publication: 2/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/31/2024 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 #: 22-026515

DISTRICT COURT, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Court Address: 1437 Bannock Street

Denver, Colorado 80202

Plaintiffs: ANNE JACKSON and GAYLE FISCHER, as

Co-Trustees of THE GEORGETTE FISCHER REVOCABLE LIVING TRUST OF OCTOBER 7, 2009 and as Co-Personal Representatives of the ESTATE OF GEORGETTE FISCHER, DECEASED

v.

Defendant: HEART ON, INC. Profit Sharing Plan and Trust

SUMMONS BY PUBLICATION

Case No.: 2025CV30166

Courtroom: 259

THE PEOPLE OF THE STATE OF COLORADO

TO THE ABOVE-NAMED DEFENDANT:

You are hereby summoned and required to appear and defend against the claims of the complaint filed with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within thirty-five (35) days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the complaint may be obtained from the clerk of the court.

If you fail to file your answer or other response to the complaint in writing within thirty-five (35) days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the complaint without further notice.

This is an action for Quiet Title pursuant to C.R.C.P. Rule 105

Dated: January 17, 2025

EVANS CASE, LLP

Larry S. Jacobs, Atty. Reg. #12026

Amy Arlander, #33200

Attorneys for Plaintiffs

EVANS CASE, LLP

1660 South Albion Street, Suite 1100

Denver, CO 80222

PH: (303) 757-8300

Email: jacobs@evanscase.com;

arlander@evanscase.com

First Publication: January 24, 2025

Last Publication: February 21, 2025

Published in the Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000492 To Whom It May Concern: On 11/20/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MICHAEL A. GROSSKREUZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIFIRST MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 1/20/2012 Recorded Date of DOT: 1/23/2012 Reception No. of DOT: 2012007997 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$96,859.00 Outstanding Principal Amount as of the date hereof: \$71,821.41 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 4550 FLANDERS 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 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: 1/24/2025 Last Publication: 2/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/31/2024 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 #: 24-033517

LEGAL DESCRIPTION

Part of Lots 38, 39 and 40, Block 3, Green Valley Ranch Filing No. 4, located in the East one-half of Section 22, Township 3 South Range 66 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows: Commencing at the Southeast corner of said Lot 39; Thence North along the East line of said Lot 39, a distance of 17.07 feet to the Point of Beginning; Thence continuing North along the previously described course long said East line a distance of 34.93 feet to the Southeast corner of said Lot 40; Thence continuing North along the previously described course along the East line of said Lot 40 a distance of 20.07 feet; Thence on an angle to the left of 106° 00'00" a distance of 72.82 feet to a point on the North line of said Lot 39; Thence on an angle to the right of 16°00'00" along said North line a distance of 20.00 feet to the Northwest corner of said Lot 39; Thence on an angle to the left of 90°00'00" along the West line of said Lot a distance of 52.00 feet to the Northwest corner of said Lot 38; Thence continuing South along the previously described course along the West line of said Lot 38 a distance of 3.00 feet; Thence on an angle to the left of 90°00'00" parallel with the South line of said Lot 39 a distance of 20.00 feet; thence on an angle to the left of 16°00'00" a distance of 10.88 feet to a point on said South line; Thence continuing Easterly along the previously described course a distance of 61.94 feet to the Point of Beginning, City and County of Denver, State of Colorado

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000494 To Whom It May Concern: On 11/21/2024 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: DIJANA POPIC Original Beneficiary: FIRSTBANK Current Holder of Evidence of Debt: FIRSTBANK Date of Deed of Trust (DOT): 8/04/2022 Recorded Date of DOT: 8/05/2022 Reception No. of DOT: 2022103547 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$800,000.00 Outstanding Principal Amount as of the date hereof: \$775,628.34 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 PROPERTY IS [X] ALL [] ONLY A PORTION OF THE PROPERTY PRESENTLY ENCUMBERED BY THE DEED OF TRUST. THE COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED IS OR ARE AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR BY THE DEED OF TRUST AND RELATED LOAN DOCUMENTS; FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR BY THE LOAN DOCUMENTS EVIDENCING A SEPARATE CROSS-COLLATERALIZED DEBT; FAILURE TO PAY THE PROPERTY TAXES DUE AND OWING ON THE SUBJECT PROPERTY; FAILURE TO MAKE THE DEPOSITS REQUIRED BY THE PARTIES' FORBEARANCE AGREEMENT AND ALL AMENDMENTS THERETO; AND OTHER VIOLATIONS OF THE NOTE AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 20 TO 26, INCLUSIVE, BLOCK 17, BELMONT PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3601 MORRISON ROAD, DENVER, CO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 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: 1/24/2025 Last Publication: 2/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/31/2024 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 #: 307918-00085

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000488 To Whom It May Concern: On 11/19/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ST. STEPHENS MISSIONARY BAPTIST CHURCH Original Beneficiary: THE CHURCH FINANCE CORPORATION Current Holder of Evidence of Debt: THE CHURCH FINANCE CORPORATION Date of Deed of Trust (DOT): 5/09/2011 Recorded Date of DOT: 5/11/2011 Reception No. of DOT: 2011051961 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$4,350,000.00 Outstanding Principal Amount as of the date hereof: \$5,066,578.35 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 2, BLOCK 1, STAPLETON FILING NO. 10, EXCEPT THE WESTERLY 58.96 FEET THEREOF, AND EXCEPT THAT

PORTION IN PARTIAL RELEASE RECORDED OCTOBER 4, 2023 AT RECEPTION NO. 2023094395, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2050 N. UINTA STREET, DENVER, COLORADO 80238-3789

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 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: 1/24/2025 Last Publication: 2/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/31/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MESSNER REEVES LLP Denver Registration #: 33214 DEANNE R STODDEN, 1550 WEWATTA STREET, SUITE 710, DENVER, CO 80202 Phone #: (303) 623-4806 Fax #: 303-623-0552 Attorney File #: 16762.0001

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000510 To Whom It May Concern: On 11/27/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ALEJANDRA SERNA MACIA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 10/16/2020 Recorded Date of DOT: 10/20/2020 Reception No. of DOT: 2020171961 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$348,000.00 Outstanding Principal Amount as of the date hereof: \$322,421.32 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE NORTH 59 FEET OF THE SOUTH 112 FEET OF THE WEST 1/2 OF PLOT 2, BLOCK 3, POTTER HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3746 N CLAY ST, 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 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: 1/31/2025 Last Publication: 2/28/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/07/2025 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 #: 51088 RYAN BOURGEOIS, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Fax #: (303) 813-1107 Attorney File #: 00000010307403

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000501 To Whom It May Concern: On 11/26/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: FLOR VELASCO and BESSY MARTINEZ GARCIA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 6/12/2023 Recorded Date of DOT: 6/13/2023 Reception No. of DOT: 2023055352 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$460,505.00 Outstanding Principal Amount as of the date hereof: \$356,186.80 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 12, BLOCK 1, GREEN VALLEY RANCH FILING NO. 69, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

MODIFICATION OF PROMISSORY NOTE AND/OR DEED OF TRUST RECORDED ON 9/22/2023 AT RECEPTION NO. 2023090846 TO CORRECT THE LEGAL DESCRIPTION. Which has the address of 18639 E 50TH PLACE, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 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: 1/31/2025 Last Publication: 2/28/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/07/2025 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 #: 24-031653

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000511 To Whom It May Concern: On 11/27/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CARMEN ALICIA CONANT and BRUCE ELLIOT CONANT Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PHH MORTGAGE CORPORATION Date of Deed of Trust (DOT): 4/24/2017 Recorded Date of DOT: 5/01/2017 Reception No. of DOT: 2017057477 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$531,000.00 Outstanding Principal Amount as of the date hereof: \$169,597.69 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, DEATH OF ALL NAMED MORTGAGORS UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 800 PEARL STREET #602, DENVER, COLORADO 80203

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 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: 1/31/2025 Last Publication: 2/28/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/07/2025 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-24-1002142-LL

LEGAL DESCRIPTION- EXHIBIT A

RESIDENCE 602, TOGETHER WITH AN UNDIVIDED 0.96 INTEREST IN THE COMMON ELEMENTS AND THE EXCLUSIVE RIGHT TO USE PARKING SPACE 127, GOVERNOR'S PLACE, A CONDOMINIUM ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED SEPTEMBER 5, 1979 IN BOOK 1999 AT PAGE 229 AND THE CONDOMINIUM MAP RECORDED MARCH 27, 1980 IN MAP BOOK 16 AT PAGE 14 AND AMENDED JANUARY 5, 1981 IN MAP BOOK 18 AT PAGE 65, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000525 To Whom It May Concern: On 12/09/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: NOELLE W. ROE Original Beneficiary: UNION FEDERAL BANK OF INDIANAPOLIS Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 1/13/2005 Recorded Date of DOT: 1/24/2005 Reception No. of DOT: 2005014738 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$304,000.00 Outstanding Principal Amount as of the date hereof: \$261,647.73 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 5, BLOCK 2, GREEN VALLEY RANCH FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5198 NETHERLAND STREET, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 10, 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: 2/14/2025 Last Publication: 3/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/22/2025 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 #: 00000010312304

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000503 To Whom It May Concern: On 12/03/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LA AZTECA FOOD COMPANY Original Beneficiary: EQUITY TRUST COMPANY CUSTODIAN FBO RICHARD A HARRINGTON ROTH Current Holder of Evidence of Debt: EQUITY TRUST COMPANY CUSTODIAN FBO RICHARD A HARRINGTON ROTH Date of Deed of Trust (DOT): 12/12/2023 Recorded Date of DOT: 12/13/2023 Reception No. of DOT: 2023116412 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$420,000.00 Outstanding Principal Amount as of the date hereof: \$420,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER THE 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 4342 DELAWARE 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 April 3, 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: 2/07/2025 Last Publication: 3/07/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/14/2025 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: HATCH RAY OLSEN CONANT LLC Denver Registration #: 40269

CHRISTOPHER J. CONANT, 730 SEVENTEENTH STREET, SUITE 200, DENVER, CO 80202 Phone #: 303-298-1800 Attorney File #: 4342 DELAWARE STREET

EXHIBIT A
(Legal Description)

L 12 BLK 1, BURLINGTON, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DENVER, STATE OF COLORADO.

AND

L 11 BLK 1, BURLINGTON, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000523 To Whom It May Concern: On 12/09/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DESIREE LYNN CRESPIAN and RICARDO OWEN CRESPIAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., ITS SUCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST Date of Deed of Trust (DOT): 4/22/2019 Recorded Date of DOT: 4/23/2019 Reception No.of DOT: 2019047959 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$432,750.00 Outstanding Principal Amount as of the date hereof: \$458,595.52 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 15, BLOCK 2, BEAR VALLEY HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3823 S GOLDEN CT, DENVER, CO 80235

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 2/14/2025 Last Publication: 3/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/22/2025 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 #: 23-029333

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000514 To Whom It May Concern: On 12/03/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CREATIVE HOME BUYS LLC, A COLORADO LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF COLORADO Original Beneficiary: CIVIC FINANCIAL SERVICES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY Current Holder of Evidence of Debt: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1 Date of Deed of Trust (DOT): 10/18/2022 Recorded Date of DOT: 10/24/2022 Reception No.of DOT: 2022133889 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$788,000.00 Outstanding Principal Amount as of the date hereof: \$788,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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: PARCEL A: THE WEST 75 FEET OF LOTS 1 AND 2, BLOCK 40, BLOCK 1 TO 40 BOTH INCLUSIVE, BERKELEY, CITY AND COUNTY OF DENVER, STATE OF COLORADO. PARCEL B: THE EAST 50 FEET OF THE WEST 125 FEET OF LOTS 1 AND 2, BLOCK 40, BLOCK 1 TO 40, BOTH INCLUSIVE BERKELEY, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5138 W 46TH AVE, 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 April 3, 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: 2/07/2025 Last Publication: 3/07/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/14/2025 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-24-1001969-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000516 To Whom It May Concern: On 12/04/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: 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: 2019154127 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$172,000.00 Outstanding Principal Amount as of the date hereof: \$144,679.01 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 17, BLOCK 10, MORBRO PARK NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1455 SOUTH TENNYSON STREET, DENVER, COLORADO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 3, 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: 2/07/2025 Last Publication: 3/07/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/14/2025 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-24-1002857-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000509 To Whom It May Concern: On 11/27/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MEAGHAN FISHER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERIFIRST FINANCIAL, INC. Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 11/12/2021 Recorded Date of DOT: 11/19/2021 Reception No. of DOT: 2021215224 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$380,000.00 Outstanding Principal Amount as of the date hereof: \$359,493.13 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 4338 DECATUR 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 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: 1/31/2025 Last Publication: 2/28/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/07/2025 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 #: 51088 RYAN BOURGEOIS, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Fax #: (303) 813-1107 Attorney File #: 00000010295178

LEGAL DESCRIPTION

PARCEL 2:

THAT PART OF THE NORTH 96 FEET OF THE SOUTH 121 FEET OF THE WEST 125 FEET OF LOT 2, BLOCK 4, PERRIN'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT BEING 25 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N 0°03'53"W A DISTANCE OF 63.08 FEET ON THE WEST LINE OF SAID BLOCK 4 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ON THE WEST LINE OF SAID BLOCK 4 N 0°03'53" W A DISTANCE OF 14.42 FEET; THENCE S 89°59'49"E A DISTANCE OF 90.19 FEET ON A LINE BEING THE CENTERLINE OF A COMMON WALL; THENCE S 0°03'53"E A DISTANCE OF 14.42 FEET; THENCE N 89°59'49"W A DISTANCE OF 90.19 FEET ON A LINE BEING THE CENTERLINE OF A COMMON WALL TO THE POINT OF BEGINNING.

AND GARAGE DESCRIBED AS FOLLOWS:

PARCEL D:

THAT PART OF THE NORTH 96 FEET OF THE SOUTH 121 FEET OF THE WEST 125 FEET OF LOT 2, BLOCK 4, PERRIN'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT BEING 25 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2; THENCE S 89°59'49"E A DISTANCE OF 125.11 FEET ON THE SOUTH LINE OF SAID NORTH 96 FEET OF THE SOUTH 121 FEET OF THE WEST 125 FEET OF LOT 2; THENCE N 0°03'53"W A DISTANCE OF 46.73 FEET ON THE EAST LINE OF SAID NORTH 96 FEET OF THE SOUTH 121 FEET OF THE WEST 125 FEET OF LOT 2 TO THE TRUE POINT OF BEGINNING; THENCE N 89°59'49"W A DISTANCE OF 34.92 FEET ON A LINE BEING THE CENTERLINE OF A COMMON WALL; THENCE N 0°03'53"W A DISTANCE OF 10.00 FEET; THENCE S 89°59'49"E A DISTANCE OF 34.92 FEET ON A LINE BEING THE CENTERLINE OF A COMMON WALL; THENCE S 0°03'53"E A DISTANCE OF 10.00 FEET ON THE EAST LINE OF SAID NORTH 96 FEET OF THE SOUTH 121 FEET OF THE WEST 125 FEET OF LOT 2 TO THE POINT OF BEGINNING.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000490 To Whom It May Concern: On 11/19/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARTHA I. KELLE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN MORTGAGE NETWORK, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2004-J11, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-J11 Date of Deed of Trust (DOT): 7/26/2004 Recorded Date of DOT: 8/11/2004 Reception No. of DOT: 2004164633 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$110,400.00 Outstanding Principal Amount as of the date hereof: \$58,447.57 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.

SEE ATTACHED EXHIBIT A *PURSUANT TO THAT CERTAIN AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. §38-35-109(5) RECORDED IN THE RECORDS OF DENVER COUNTY, COLORADO, ON 4/25/2024 AT RECEPTION NO. 2024037783 AND RE-RECORDED 5/1/2024 AT RECEPTION NO. 2024039399 TO CORRECT LEGAL DESCRIPTION. 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 472 INCA STREET, DENVER, COLORADO 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 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: 1/24/2025 Last Publication: 2/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/31/2024 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-24-1001698-LL

EXHIBIT A

THE SOUTH 12.35 FEET OF THE NORTH 25.22 FEET OF THE FOLLOWING DESCRIBED PARCEL: THAT PART OF LOTS 1 AND 2, BLOCK 8, SUMNER'S ADDITION TO DENVER, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF 52.25 FEET; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF LOTS 1 AND 2 A DISTANCE OF 51.76 FEET TO A POINT IN SAID LOT 2; THENCE WESTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF 52.25 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2; THENCE NORTHERLY ALONG THE SAID WEST LINE OF LOTS 1 AND 2 A DISTANCE OF 51.76 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000527 To Whom It May Concern: On 12/09/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DRP, LLC A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: SOMMER INVESTMENTS LLC Current Holder of Evidence of Debt: SOMMER INVESTMENTS LLC Date of Deed of Trust (DOT): 11/21/2023 Recorded Date of DOT: 11/22/2023 Reception No. of DOT: 2023111475 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$260,000.00 Outstanding Principal Amount as of the date hereof: \$260,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1474 PERRY 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 April 10, 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: 2/14/2025 Last Publication: 3/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/22/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: FOSTER GRAHAM MILSTEIN & CALISHER LLP Denver Registration #: 26809 ROBERT GRAHAM, 360 SOUTH GARFIELD STREET, 6TH FLOOR, DENVER, CO 80209 Phone #: 3033339810 Fax #: 303-333-9786 Attorney File #: 28520.0001

EXHIBIT "A"

EXHIBIT "A"

A PARCEL OF LAND BEING A PORTION OF LOTS 5 AND 6, BLOCK 8, COLFAX AVENUE SUBDIVISION OF THE MAPLE GROVE SUBDIVISION AS RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS THE 4.1 FOOT OFFSET LINE TO THE WESTERLY LINE OF LOTS 5 AND 6, BLOCK 8, COLFAX AVENUE SUBDIVISION OF THE MAPLE GROVE SUBDIVISION BEING MONUMENTED AT BOTH ENDS BY CHISELED CROSSES IN CONCRETE SIDEWALK AND A LINE BETWEEN THEM BEING ASSUMED TO BEAR N00°00'00"E.

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 5, BLOCK 8, COLFAX AVENUE SUBDIVISION OF THE MAPLE GROVE SUBDIVISION SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89°47'19" EAST AND ALONG THE SOUTHERLY LINE OF SAID LOT 5 A DISTANCE OF 24.92 FEET TO THE WESTERLY EXTERIOR BRICK WALL, THENCE SOUTH 00°00'00" EAST AND ALONG SAID EXTERIOR WALL A DISTANCE OF 6.41 FEET, THENCE NORTH 90°00'00" EAST INTO AND ALONG THE CENTERLINE OF AN INTERIOR WALL A DISTANCE OF 14.84 FEET TO AN ANGLE POINT IN SAID WALL CENTERLINE, THENCE NORTH 00°00'00" EAST AND CONTINUING ALONG SAID WALL CENTERLINE A DISTANCE OF 5.99 FEET TO AN ANGLE POINT IN SAID WALL CENTERLINE, THENCE NORTH 90°00'00" EAST AND CONTINUING ALONG SAID WALL CENTERLINE A DISTANCE OF 12.02 FEET TO AN ANGLE POINT IN SAID CENTERLINE OF SAID WALL, THENCE NORTH 00°00'00" EAST A DISTANCE OF 5.47 FEET TO AN ANGLE POINT IN SAID WALL CENTERLINE, THENCE NORTH 90°00'00" EAST AND CONTINUING ALONG SAID WALL CENTERLINE A DISTANCE OF 18.19 FEET TO A POINT ON THE EASTERLY BRICK EXTERIOR WALL, THENCE SOUTH 00°00'00" EAST AND ALONG SAID EXTERIOR WALL A DISTANCE OF 5.21 FEET, THENCE SOUTH 89°47'22" EAST AND DEPARTING SAID EXTERIOR WALL AND ALONG THE SOUTHERLY LINE OF SAID LOT 5 A DISTANCE OF 55.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 5, THENCE NORTH 00°02'12" WEST ALONG THE EASTERLY LINE OF SAID LOT 5 A DISTANCE OF 25.02 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 5, THENCE NORTH 89°46'55" WEST AND ALONG THE NORTHERLY LINE OF SAID LOT 5 A DISTANCE OF 124.95 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 5, THENCE SOUTH 00°00'00" EAST AND ALONG THE WESTERLY LINE OF SAID LOT 5 A DISTANCE OF 24.99 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 5 AND THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000529 To Whom It May Concern: On 12/13/2024 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: JONATHAN MICHAEL KELLEY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC. Current Holder of Evidence of Debt: PENNYMAC LOAN SERVICES, LLC Date of Deed of Trust (DOT): 11/23/2020 Recorded Date of DOT: 11/24/2020 Reception No. of DOT: 2020196638 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$189,150.00 Outstanding Principal Amount as of the date hereof: \$174,606.52 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 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 3663 S SHERIDAN BLVD APT E8, DENVER, CO 80235

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 April 10, 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: 2/14/2025 Last Publication: 3/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/22/2025 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 #: 00000010308955

LEGAL DESCRIPTION

UNIT NO. 8, BUILDING NO. E, THE BEAR VALLEY CLUB, ACCORDING TO THE CONDOMINIUM DECLARATION FOR THE BEAR VALLEY CLUB RECORDED IN BOOK 1957 AT PAGE 277 OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND UNDER RECEPTION NO. 79062515 OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF JEFFERSON. STATE OF COLORADO AND THE CONDOMINIUM MAP FOR THE BEAR VALLEY CLUB FILED IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO IN BOOK 12 AT PAGE 59, ON JULY 11, 1979 AND FILED IN THE OFFICE OF

THE CLERK AND RECORDER OF THE COUNTY OF JEFFERSON, STATE OF COLORADO UNDER RECEPTION NO. 79062516 ON JULY 13, 1979, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000496 To Whom It May Concern: On 11/21/2024 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: MORGAN LORRAYNE MARTINEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 9/24/2021 Recorded Date of DOT: 9/28/2021 Reception No. of DOT: 2021183509 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$161,020.00 Outstanding Principal Amount as of the date hereof: \$154,933.69 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 UNIT 9-203, 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 March 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: 1/24/2025 Last Publication: 2/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/31/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-030327

LEGAL DESCRIPTION

Condominium Unit Number 203, Building Number 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 the map recorded on April 2, 1980 in Book 16, at Page 27, and amended July 7, 1980 in Book 17 at Page 20; October 24, 1980 in Book 18 at Page 10 and October 29, 1980 in Book 18 at Page 16, Together with the right to the exclusive use of Parking Space No. 175, Garage Space No. N/A and Storage Locker No. N/A in Building No. 9, City and County of Denver, State of Colorado.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000540 To Whom It May Concern: On 12/16/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARY MELLON and JOSEPH J MELLON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN BROKERS CONDUIT, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2006-2, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-2 Date of Deed of Trust (DOT): 6/01/2006 Recorded Date of DOT: 7/12/2006 Reception No. of DOT: 2006111638 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$840,000.00 Outstanding Principal Amount as of the date hereof: \$550,802.09 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 1401 WEWATTA STREET #806, DENVER, CO 80202

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 17, 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: 2/21/2025 Last Publication: 3/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 1/28/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-031539

Legal Description

Condominium Unit 806, (together with exclusive right to use Parking Spaces B1-64 and B1-65 and Storage Space S1-28) Waterside Lofts Condominiums according to the Condominium Map thereof, recorded on September 27, 2002, with Reception Number 2002173931, in the records of the office of the Clerk and Recorder of the City and County of Denver, Colorado, and as defined and described in Waterside Lofts Condominiums Condominium Declaration recorded on September 27, 2002, with Reception number 2002173930, in said records. City and County of Denver, State of Colorado.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000489 To Whom It May Concern: On 11/19/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: BRANDON TAYLOR Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 1/03/2023 Recorded Date of DOT: 1/09/2023 Reception No. of DOT: 2023001640 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$208,160.00 Outstanding Principal Amount as of the date hereof: \$205,168.26 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 888 N. LOGAN STREET UNIT 2E, DENVER, CO 80203

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of March 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: 1/24/2025 Last Publication: 2/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 12/31/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L. BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-033468

LEGAL DESCRIPTION

The land referred to herein is situate in Denver County, State of Colorado and is described as follows: Condominium Unit no. 2E, 888 Condominiums, in accordance with the Declaration recorded on September 1, 1978 in Book 1738 at Page 602 as amended by First Amendment recorded on February 15, 1979 in Book 1852 at Page 47 and Condominium Map recorded on September 1, 1978 in Book 7 at Page 101 to 103 as amended by First Amendment, Condominium Map recorded on February 15, 1979 in Book 10 at Pages 98 to 100 of the City and County of Denver Records, together with the exclusive right to use the following limited common elements; Parking Space C-22, City and County of Denver, State of Colorado.